



Local Plan Preferred Options

SUSTAINABILITY APPRAISAL APPENDICES

June 2013

Appendix 2: Review of Relevant Plan, Policies and Programmes

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SUMMARY C	OF PLANS, P	ROGRAMMES	AND POLICI	ES REVIEWE)									
International	The Johannesburg Declaration on Sustainable Development	Kyoto Climate Change Protocol	UN Convention on Human Rights	European Spatial Development Perspective 97/150/EC	European Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 92/43/EEC	European Directive on the Conservation of Wild Birds 2009/147/EC	European Directive Nitrates 91/676/EEC	European Directive Water Framework 2000/60/EC	European Waste Framework Directive 2008/98/EC	European Directive EIA 2003/35/EC	European SEA Directive 2001/42/EC	European Sustainable Development Strategy June 2001	European Directive Energy Performance of buildings 2001/91/EC	European Environmental Noise 2002/49/EC
	Ambient Air Quality and Cleaner Air for Europe 2008/50/EC	Aarhus Convention 1998	EU Sixth Environmental Action Plan 1600/2002/EC	European Biodiversity Strategy (2011)	EU Landfill Directive 99/31/EC	Renewable Energies Directive 2009/28/EC	Directive 2008/1/EC Integrated Pollution Prevention and Control	European Landscape Convention (Florence Convention)	Ramsar Global Convention, 1979	The European on the Protection of Archaeological Heritage (Valetta Convention)	United Nations Millenium Declaration (2000)			
	'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)
National	Culture at the heart of Regeneration (2004)	White Paper: Heritage for the 21st 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 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	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	
	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
Local	Contaminated land Strategy (2010)	Community Safety Plan 2011-14	Healthier Lives 2010-15	Reaching Further: York's economic Strategy (2012)	Science City Strategy	Visit York Strategic Plan 2009-2012	Biodiversity Audit and Action Plan	Rights of Way Improvement Plan (draft)	River Ouse Flood Risk Management Strategy	Catchment Abstraction Management Strategies	York Central Transport Study 2005	Strategic Housing Market Assessment 2011	Climate Change Strategy and Action Plan 2010-15	Renewable Energy Strategic Viability Study (2010)
	York Climate Change Impacts Profile (2010)	Strategic Flood Risk Assessment (2011)	Adult Learning and Skills Strategy 2007-2012	Heritage Topic Paper (2011)	Greenbelt Appraisal 2003 and Technical paper 2011	York landscape Appraisal (1996)	Houses in Multiple Occupation Technical Paper (2012)	N.Yorks Accommodation Requirements of Showmen (2009)	N.Yorks Gypsy & Traveller Accommodation Assessment (2008)	Strategic Openspace Study (2008)	Let's Talk Rubbish: 2006-2026	Green Streets: The neighbourhood carbon footprint of York (2009)	Surface Water Management Plan (2012)	North Yorkshire Health Joint Strategic Needs Assessment 2012

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 CONTEX			
The Johannesburg Declaration on Sustainable	Development		
States a commitment to building a humane, equitable and caring global society	Key commitments ➤ 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	Plan policies to support overall objectives	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	Consider how the plan can contribute to the objectives and targets of the protocol	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	Ensure the plan does not violate any human rights	Ensure the SA does not violate any human rights
European Spatial Development Perspective 9	7/150/EC		
8	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	The LDF policies should provide a sustainable spatial vision	Check that objectives are reflected in sustainability appraisal framework
EC Directive on the Conservation of Natural H	labitats of Wild Fauna and Flora (92/43/EEC, 1992)		

Key Objectives relevant to plan and SA	ey Targets and Indicators relevant to the	plan and SA Implications for the Plan	Implications for SA
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. Requires assessment of the impact and implications of any plan or project that is likely to have a significant impact on a designated site.	A coherent European network of spec conservation shall be set up under the Article 10 states that member states 'w necessary' should use land use plannir encourage management of feature of are of major importance for wild flora to improving the ecological coherence network. 'Such feature are those whic linear and continuous structure, or the stones, are essential for the migration exchange of wild species'	title Natura 2000 where they consider it ng in particular to the landscape which and fauna, with a view of the Natura 2000 h, by virtue of their eir function as stepping	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 V	d Birds (2009/147/EC)		
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.	No targets	Plan policies to support overall objectives and requirements of the Directive. Consideration for the vulnerabilities to wild birds from development and growth.	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)			
Reducing water pollution caused or induced by nitrates from agricultural sources; and Prevent further such pollution	No targets	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 Water Framework (2000/			
Enhance waterways and wetlands throughout Europe Make sure we use water in a sustainable way	Requires all inland and coastal waters y 2015	to reach "good status" • Plan policies to support overall objectives and requirements of the Directive	The SA will include objectives for water quality and ecological status of inland water

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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 European Waste Framework Directive (2008/ At the heart of the revised Waste Framework Directive is the updated waste hierarchy to "encourage" waste prevention, ir	98/EC) The targets in the Directive are: • to recycle or prepare for reuse 50% of household waste	➤ Plan policies to support overall objectives and requirements of the Directive	bodies and supply issues. Check that the requirements of the Directive are reflected in the
the first instance, and then recovery through reuse, recycling of 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. European Directive EIA (2003/35/EC)	 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. 	requirements of the Directive	Sustainability Framework
Requires assessment of the effect of	> No targets	Plan policies to support	> Ensure that sustainability
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.		overall objectives and requirements of the Directive	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)		1	
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

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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	Permissible power sound levels are listed	The LDF will have to comply with Noise Action Plans	The SA objectives should
environmental noise where it is good Developing a long term EU strategy			
Directive 2008/50/EC Ambient air quality and		Ts.	I
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 PM ₁₀ already subject to legislation, are among the most dangerous pollutants for human health.	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.	Plan policies to support overall objectives and requirements of the Directive	The SA should include objectives for air quality and ensure that the requirements of the Directive are reflected in the SA framework
Aarhus Convention 1998 (The UN Economic C	Commission for Europe Convention on Access to Information, Publi	ic Participation in Decision-Maki	ing and Access to Justice in
Environmental Matters) 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	environmental information in their possession	➤ Production of Statement of Community Involvement (SCI)	➤ Production of Sustainability Report in consultation with relevant organisations in accordance with Government Guidance and the Statement of Community Involvement

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
			·
Achieving sustainable development requires economic growth that supports	The main aims of the strategy are (there are no specific targets): To limit climate change and increase the use of clean energy	➤ LDF policies should provide a sustainable spatial	The SA will consider long term sustainability in
social progress and respects the environment.	= -	vision and reflect the aim of	accordance with guidance on
The strategy argues that in the long term		this strategy	this issue
economic growth, social cohesion and	To improve the transport system and land-use management	lins strategy	itiis issue
	To improve the transport system and land-use management		
environmental protection must go hand in hand.			
EU Sixth Environmental Action Plan 1600/200	na/EC		
		Diam nalisiaa ta ayyanant	Check that the
Priority Areas:	For each of these areas key objectives and certain targets are		
Climate Change	identified with a view to achieving the main targets	l . ' '	requirements of the Directive
Nature and Biodiversity		plan	are reflected in the SA
Environment and Health and Quality of Life			framework
Natural Resources and Waste			
The objectives, priorities and actions of the			
Programme should contribute to sustainable			
development in the candidate countries			
EU Biodiversity Strategy (2011)	T		
In May 2011, the European Commission	The strategy contains six targets and 20 actions. The six targets	Plan policies to support	Check that the
adopted a new strategy to halt the loss of		the primary areas of the action	
biodiversity and ecosystem services in the EU	, ,	plan	are reflected in the SA
by 2020, in line with the commitments made	biodiversity		framework
at the 10th meeting of the Convention on	Better protection for ecosystems, and more use of green		
Biological Diversity (CBD) held in Nagoya,	infrastructure		
Japan in 2010.	More sustainable agriculture and forestry		
	Better management of fish stocks		
The strategy includes a new vision: "By 2050,	Tighter controls on invasive alien species		
European Union biodiversity and the	A bigger EU contribution to averting global biodiversity loss		
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			

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changes caused by the loss of biodiversity are avoided".			
EU Landfill Directive 99/31/EC			
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	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 municiapl 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 Prev	vention 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 	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.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
RAMSAR Convention on Wetlands of Internati	country policies and programmes and reverse the loss of environmental resources 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. Bonal Importance, especially waterfowl habitat (1971)		
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	 The convention makes the following commitments Article 2:Signatories will designate wetland sites to be included in the list of wetland s 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. 	wetland sites.	
	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%.	The LDF should encourage the production of renewable energy.	
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 European landscape Convention (Florence Convention)	avention)		

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Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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) 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'.	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;	This convention has been translated into different UK legislation which the Local Plan should take account of.	SA should include objectives which relate to the protection and enhancement of landscape.
European Convention on the Protection of the	Archaeological Heritage (Revised) (Valetta Convention, 1995)		
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 cooperation among archaeologists and town and regional planners in order to ensure optimum conservation of archaeological heritage. 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.	This convention aims for the recognition and protection of archaeological and heritage assets. 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".		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.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Finally, the Convention constitutes an institutional framework for pan-European cooperation 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.			
NATIONAL CONTEXT			
UK Sustainable Development Strategy "Securi	ng the Future" (ODPM 1999/2005)		
 Effective protection of the environment Prudent use of natural resources Maintenance of high and stable levels of economic growth and employment 	 Sets out a number of key indicators 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: Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly 	Plan policies should support the aims of the strategy Provide a sustainable spatial vision. Provide sustainable spatial policies	The strategy will provide guidance and inform the whole SA process The indicators maybe included in the SA and inform baseline data and monitoring Incorporate relevant indicators into monitoring where appropriate
	Government's vision and what this means in practice (Defra 2011	.)	
	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	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	The Sustainability Appraisal will need to recognise the Government's vision and the SA objectives will also need to be consistent with it.
"The coalition Government is committed to sustainable development (SD). This means making the necessary decisions now to realise		society', 'protecting and enhancing the natural environment, 'action to tackle	

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
our vision of stimulating economic growth and		climate change' and 'green	
tackling the deficit, maximising wellbeing and		economy'.	
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".			
Sets out key areas where the Government will			
take action. These are:			
-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			
Planning and Compulsory Purchase Act 2004			
Sets out the legal framework for the		The Local Plan will need to be	Need to integrate SA into the
production of local development documents		produced in accordance with	plan preparation process set
		the Act	out in the 2004 Act
Planning Act 2008 and amendments 2012			
This Act introduced a new stream-lined	None	The LDF will need to take	The SA forms the statutory
system for decisions on applications to build		account of the considerations	appraisal of the Local Plan, as
nationally significant infrastructure projects		within the Bill. LAs will also be	per the NPPF resulting from

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
(NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).		able to apply the CIL. The application of new permitted development rights also needs to be considered.	the Act.
Amendments in 2012 revised the approach to Permitted Development rights THE TOWN AND COUNTRY PLANNING (LC)	OCAL PLANNING) (ENGLAND) REGULATIONS 2012		
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. 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.	 In particular, the Act- 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 	The Local Plan must be prepared in accordance with the regulations	The SA should accompany the Local Plan and accord with the regulations.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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: • Community Rights • Neighbourhood planning • Housing • General power of competence • Empowering cities and other local areas	According to Government, the effect of the Act will be to: • 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. 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.	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.	The SA will need to ensure that it uses up-to-date local evidence to support it analysis
National Planning Policy Framework (DCLG, 2	012)	1	
The National Planning Policy Framework sets	The NPPF recognises that there are three dimensions to	The NPPF sets out the	The NPPF reiterates the need
out the Government's planning	sustainable development: economic, social and environmental.	requirements for the Local	to be compliant with the SEA
policies for England and how these are		Plan. This is the main reference	
expected to be applied. It replaces all		terms of national planning	production of a Local Plan.
previous planning policies set out in PSs and	j 5 5,		It sets out the parameters for
PPGs. It sets out the Government's	, , , , , , , , , , , , , , , , , , ,	should be adhered to.	planning in the future. It also
requirements for the planning system only to	sufficient land of the right type is available in the right places		sets out a definition for
the extent that it is relevant, proportionate	and at the right time to support growth and innovation; and		sustainable development and
and necessary to do so. It provides a	by identifying and coordinating development requirements,		what it means in the NPPF.
framework within which local people and	including the provision of infrastructure;		
	a social role – supporting strong, vibrant and healthy		
produce their own distinctive local and	communities, by providing the supply of housing required to		
neighbourhood plans, which reflect the needs	meet the needs of present and future generations; and by		
and priorities of their communities.	creating a high quality built environment, with accessible local		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
of the planning policy set out in the National Pl flooding and in relation to mineral extraction. T and of the existing minerals policy statements a	local planning authorities to ensure the effective implementation anning Policy Framework on development in areas at risk of this guidance retains key elements of Planning Policy Statement 25 and minerals planning guidance notes which are considered y areas. The retention of this guidance is an interim measure	Plan. This particularly gives reference to flood risk and	The guidance sets out the requirement for the SA/SEA to consider flood risk and mineral extraction evidences when analysing policy.
Planning Policy for Traveller Sites (2012)			
This guidance sets out the Government's stance sites are: that local planning authorities should make to ensure that local planning authorities, we meet need through the identification of lare to encourage local planning authorities to that plan-making and decision-taking shou to promote more private traveller site provide who cannot provide their own sites	e their own assessment of need for the purposes of planning vorking collaboratively, develop fair and effective strategies to and for sites plan for sites over a reasonable timescale ld protect Green Belt from inappropriate development vision while recognising that there will always be those travellers ld aim to reduce the number of unauthorised developments and	The Local Plan needs to take this guidance into consideration	The SA needs to incorporate the needs of the Traveller communities within the SA Analysis.
Local Growth White Paper – Realising Every Pl	ace's Potential (BIS, 2010)		
Key themes:Shifting power to local communities and bu	sinesses;	Ensure that minerals and waste developments support these	SA objectives need to consider effects on the local economy

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Promoting efficient and dynamic markets aFocused investment	nd increasing confidence to invest; and	objectives where relevant.	and investment.
Quality of Life Counts Indicators Update (2004)	1) (National Statistics and DEFRA)		
Provides baseline assessment of a series of indicators of sustainable development. These indicators relate to areas such as education, employment, healt, 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		
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	Territoria de la compansión de la compan	T	<u></u>
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 te 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.	binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter	consider how plan policies can support the objectives and targets of the Air Quality Strategy	Consider sustainability objectives that aim to minimise air pollution.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	,,		
DEFRA Rural Statement (2012)		Diamentisis and such accordance	A Devel Deserving a serving
The Rural Statement outlines the	leaded in the Chaterrant is a second through the (Donal Day of itself	Plan policies should support	A Rural Proofing exercise will
Government's commitment to rural England.	Included in the Statement is a commitment to 'Rural Proofing',	the vision of the Rural	be undertaken on the SA
It 'reflects their vision of successful rural	which 'requires policy-makers to consider the rural impacts of	Statement	Framework.
businesses and thriving communities in a	their policies and programmes and, where necessary, to make		
living, working countryside, and is based	adjustments to achieve equally effective and successful outcomes		
around three key priorities'; Economic	for individuals, communities and businesses in rural areas'.		
growth, rural engagement and quality of life.			
Environment Agency Wetlands Policy			
The policy aims to conserve, enhance and	Desired outcomes: Helping to maintain or achieve favourable	Ensure that wetland areas are p	
recreate the wetland capacity of catchments,	condition for wetland SSSI's, adopting an integrated approach to	consider opportunities for the c	reation of new wetlands
secure the long term sustainable	river basin and flood risk management planning and the		
management of wetlands, provide a better	conservation of wetlands		
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.			
UK Climate Change Programme (March 2006)			
How the UK plans to deliver its Kyoto	Improve business's use of energy	The LDF policies will need	Check that the objectives
target to cut its greenhouse gas emissions by	Stimulate investment and cut costs	to address climate change and	are reflected in the
12.5%, and move towards its domestic goal to	Stimulate new, more efficient sources of power generation	encourage development that	sustainability appraisal
cut carbon dioxide emissions by 20% below	Cut emissions from the transport sector	minimises emissions,	framework
1990 levels by 2010	Promote better energy efficiency in the domestic sector	encourgement of rail travel	
·	Improve energy efficiency requirements of the Building	and freight, Energy efficiency	
	Regulations	should be integrated into new	
	Continue the fall in emissions from agriculture and forestry	housing developments	
	Ensure the public sector takes a leading role		
Climate Change-adaptation by Design (Town		,	
This document sets out the context for	The document sets out 3 spatial scales for adaptation:		
climate change and the reasons adaptation is			
needed and can help reduce the risks of	Neighbourhood scale		
potential effects of climate change	Building scale		
r	Building Scale		

Key Objectives relevant to plan and SA

Implications for SA

Implications for the Plan

	There are four key areas which need to be understood and		
	planned for:		
	Managing high temperatures		
	Managing flood risks		
	Managing water resources and water quality		
	Managing ground condition.		
The 'UK Post-2010 Biodiversity Framework' (J	uly 2012)		
The UK Post-2010 Biodiversity Framework cov	ers the period 2011 – 2020. It forms the UK Government's response	LDF needs to take due regard of	f the emerging City of York BAP
to the new strategic plan of the United Nation	s Convention on Biological Diversity (CBD), published in 2010 at the	as well as habitat and species a	ction plans that are relevant to
CBD meeting in Nagoya, Japan. This includes 5	internationally agreed strategic goals and supporting targets to be	the area	
achieved by 2020. The 5 strategic goals agreed	were:		
Strategic Goal A: Address the underlying of government and society	causes of biodiversity loss by mainstreaming biodiversity across		
•	res on biodiversity and promote sustainable use		
_	biodiversity by safeguarding ecosystems, species and genetic		
Strategic Goal D: Enhance the benefits to	all from biodiversity and ecosystem services		
_	n through participatory planning, knowledge management and		
The UK Post-2010 Biodiversity Framework con	stitutes 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 focus	sed on the 4 individual countries of the United Kingdom and		
Northern Ireland, and delivered through the co	ountries' own strategies		
Conservation of Habitats and Species Regulat	ions (2010) and 2012 amendment		
·	lations 2012 (which are the principal means by which the Habitats	·	A separate HRA assessment will
· · · · · · · · · · · · · · · · · · ·	update the legislation and consolidate all the many amendments	that it does not negatively	be undertaken and taken into
_	e they were first made in 1994. The Conservation of Habitats and	effect sites considered in the	consideration in the SA.
	al environment and in territorial waters out to 12 nautical miles.	regulations	
	transposed in UK offshore waters by separate regulations – The		
Offshore Marine Conservation (Natural Habita	ts &c.) Regulations 2007 (as amended).		

Key Targets and Indicators relevant to the plan and SA

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
The Wildlife and Countryside Act 1981			
The Wildlife and Countryside Act 1981 consolid Convention on the Conservation of European November 2009 on the conservation of wild bit November 2009 on the con	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.	
This act may it a criminal offence to intentiona framework for SSSIs and their conservation.	lly harm wildlife and uproot wild flora. It also provides the		
Natural Environment and Rural Communities	Act (2006)		
Act requires all public bodies to have regard to commonly referred to as the 'Biodiversity duty This duty extends to all public bodies the biodi 2000 (CROW), which placed a duty on Govern The aim of the biodiversity duty is to raise the	versity duty of section 74 of the Countryside and Rights of Way Act	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		
on establishments and undertaking, from 1 Jar glass. It also imposes a duty on waste collectic collection of such waste, to ensure that those apply where separate collection is "necessary" accordance with the Directive and to facilitate and economically practicable".	nuary 2015, to separately collect waste paper, metal, plastic and on authorities, from that date, when making arrangements for the arrangements are by way of separate collection. These duties to ensure that waste undergoes recovery operations in	Ensure sufficient suitable land is made available for waste management facilities to achieve the targets Improve energy efficiency of new developments to maximise recycling of resources and recovery of energy from residual waste	Ensure Sustainability Appraisal objectives reflect the aims of this programme
Waste Strategy for England and Wales (2007)			
Sets out the Government's key objectives on waste, including to: decouple waste growth (in all sectors) from economic growth and put more	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	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

use; meta 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 adate and exceed the third information of the management of hazardous waste; and 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. Environmental Permitting (England and Wales) Regulations 2010 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. White Paper: Water for Life (2011) This white paper sets outs 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 development of development of development of development of development into 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
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diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; 2015 and 50% by 2020; and 1015 and 50% by 2020; and 1026 and 50% by 2010, 67% by 2015 and 50% by 2015 and 50% by 2010, 67% by 2015 and 50% by 2015 and 50% by 2010, 67% by 2015 and 50% by 2015 and 50% by 2010, 67% by 2015 and 50% by 20	•	waste strategies.		arise from waste management.
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. Environmental Permitting (England and Wales) Regulations 2010 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. White Paper: Water for Life (2011) This white paper sets outs 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 account of water use and demand when planning for development The Local plan needs to take account of water use and demand when planning for development The Local plan needs to take account of water use and demand when planning for development The Local plan needs to take account of water use and demand when planning for development		Recycling and composting of household waste – at least 45% by		
 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. Environmental Permitting (England and Wales) Regulations 2010 Environmental Permitting (England and Wales) 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 White Paper: Water for Life (2011) This white paper sets outs 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 adamend when planning for development The SA should consider was resources in more detail are input where relevant into to SA Framework. 				
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White Paper: Water for Life (2011) This white paper sets outs 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. The Local plan needs to take account of water use and demand when planning for development input where relevant into the SA Framework.	compliance requirements of EU directives suc	h as those relating to the Batteries Directive and Mining Waste		
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development SA Framework.	knowledge of water resources being under pr	essure across the country in the future, the harm of water		resources in more detail and
	abstraction, impacts of climate change, demai	nds for water and water species.	demand when planning for	input where relevant into the
White Depart The Natural Chairs acquiring the value of Natura (2011)			development	SA Framework.
white Paper: The Natural Choice - Securing the Value of Nature (2011)	White Paper: The Natural Choice - securing tl	ne value of Nature (2011)		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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. Key objectives are to: Protect and improve our natural environment Grow a green economy Reconnect people and nature Meet international targets and support	Monitoring indicators are to be confirmed during 2012.	LDF policies will need to ensure that development does	The SA will need to include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance
international legislation. Biodiversity 2020: A strategy for England's wi			
This new, ambitious biodiversity strategy for	A Vision for England	LDF policies will need to	The SA will need to include
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.	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. 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.	ensure that development does	objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance
Safeguarding our soils: A Strategy for England		T	T
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.	 Strategic objectives are: 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 	The plan needs to take soils into consideration when considering sites and requirements for suitable development and their locations	The SA should include a section on soils and include this as a topic within the SA framework if applicable.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Agricultural Land Classification: protecting the	e best and most versatile agricultural land (Natural England Techni	cal Information Note TIN049, Ja	nuary 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		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			
providing safeguards for landowners and occu	rotection to SSSI's, providing better management arrangements of	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	 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.	11,7	Groundwater objectives should be reflected in the development of the plan.	Ensure that the plan protects and manages groundwater.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
		T	
Good Practice Guide for Tourism (2006)			
PPG21 on Tourism.	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		The SA needs to ensure that the DPD takes a sustainable view of promoting, developing
	planning decisions those involved in the tourism industry	contribution to York when	and working in the tourism
guidance on planning for tourism. It sets out the main elements of tourism and how to appropriately include these within planning	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	formulating planning policy	industry within its economic strands of the SA Framework.
	deliver new tourism development in a sustainable way		
World Class Places: The Government's Strategy	y for Improving Quality of Places (2009)		
	 Objectives: 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. 	creating quality places	The SA will need to take consideration of the principles of creating quality places and use it within analysis.

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 report relates to the management of clear	n water but also has an impact on flood risk management. It reflects	The Local Plan will need to	The SA should consider the
the need to improve the supply of water, the i taken to reduce leakage.	mportance of new infrastructure including reservoirs and measures	consider flood risk and water quality within the plan	issues of Flood risk and water quality within its assessment.
Groundwater Protection: Policy and Practice	(GP3, 2006)		
This report by the Environment Agency	The objective is to use a risk-based approach to assessment by	LDF documents should take	The SA should consider the
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.	balancing the threat to the environment (aquifers and surface water) with the benefits of the activity or development	account of the groundwater protection objectives that the Environment Agency has drawn up.	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 Area			
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;	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

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	(a) any works resulting in the demolition or destruction of or any damage to a scheduled monument; (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; (c) any flooding or tipping operations on land in or under which		
	there is a scheduled monument".		
	Section 35 of the Act describes the circumstances where offences may occur due to operations in areas of archaeological importance.		
Planning (Listed Buildings and Conservation A	reas) 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, DC	MS)		
The documents aims to ensure that culture is firmly embedded in regeneration from the very beginning and is not an add-on	3 priority areas Building partnerships across government, the private and voluntary sectors and culture and regeneration practitioners. Supporting delivery by spreading good practice and measuring outcomes. Strengthening evidence to find coherent and robust methods for measuring impacts.	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		let 100 t t	T-1 CA 1 1 C 11
using a 1-6 star rating system to communicate its overall sustainability performance. This code replaces the Building Research	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 1 st May 2008 all new homes have to be rated against the code which	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.
Establishment's (BRE) Ecohomes scheme.	sets minimum standards for energy and water use. Code level to be in place by:		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	Code level 3 – 2010		
	Code level 4 – 2013		
	Code level 6 – 2016		
A strategy for England's Trees, woods and Fo	rests (Defra, 2007)		
This strategy brings together the regional forestry strategies and builds upon the "England Forestry Strategy"		Develop plan policies in line with national guidance	 Ensure Sustainability Appraisal objectives recognise these issues
	s and forests in places where they can contribute most in terms of		
environmental, economic and social benefits r			
	vater, soil, air, biodiversity and landscapes (both woodland and non-	-	
	es of trees and woodland increase the contribution that trees,		
	or those living in, working in or visiting England improve the		
	promote the development of new or improved markets for		
nationally or locally, including the reduction of	services where this will deliver identifiable public benefits,		
White Paper: Heritage Protection for the 21 st			
		T 155 11 11 11	TT. CA. L. LL. L. 11
	mportance of the heritage protection system in preserving our	The LDF will need to consider	The SA should take heritage
		heritage issues within policy formulation	issues and assets into account within the SA Framework
Developing a unified approach to the history	,	lormulation	within the SA Framework
Maximising opportunities for inclusion and			
system	 Supporting sustainable communities by putting the historic environment at the heart of an effective planning system 		
No targets set out			
Conservation Principles, Policies and Guidanc	e for the Sustainable Management of Historic Towns (English Herit	age, 2008)	
English Heritage's aim in this document is to se	et out a logical approach to making decisions and offering guidance	The Local Plan should plan for	The SA should include heritage
about all aspects of the historic environment, and for reconciling its protection with the economic and social		York's historic environment	issues and approach to the
needs and aspirations of the people who live in it.			historic environment within the
Sustainable management of a place begins with understanding and defining how, why, and to what extent it has			SA Framework. This will be
=	cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone		further considered through the
	ose actions may affect it, is then essential if all are to act in		Heritage Impact Appraisal.
awareness of its heritage values. Only through	understanding the significance of a place is it possible to assess		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
basis for developing and implementing manage repair) that will best sustain the heritage value based on an understanding of its likely impact concerned.		The LDF will need to take into account the provision of suitable housing for the projected population	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.
BREEAM (Building Research Establishment En	vironmental Assessment Method)		
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.	No specific targets in relation to plan	Reference should be given to the developing voluntary standards for sustainable construction. Policy mechanisms to promote sustainable construction could be included.	Ensure there are sustainability objectives to minimise the environmental impact, especially energy and water efficiency, of buildings

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
The strategy aims to deliver an 18% reduction in emissions on 2008 levels by 2020 (and over one third reduction on 1990 levels). The White Paper sets out the transition Plan to 2020 for transforming the UKs power sector, homes and workplaces, our transport, farming and the way land and waste is managed to meet the carbon budgets set, maximise economic opporutnties and protect the most vulnerable.	 Relevant Targets: 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 	The LDF will need to incorporate policies that will help to promote renewable energy and meet the targets set.	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.
Energy White Paper 'Meeting the Energy Chal	energy security.		
Government international and domestic	Reduction of CO2 by 60% by 2050, real progress needed by 2020;	Consider how plan policies can	Ensure the energy policy goals
energy strategy aiming to tackle climate	maintain reliability of energy supplies; promote competitive	support the objectives and	are reflected in Sustainability
change by reducing carbon dioxide emission	markets in the UK and beyond and ensure that every home is	targets of the Energy White	Appraisal Framework
and ensure secure, clean and affordable	adequately and affordably heated	Paper	
energy as the country becomes increasingly	,		
dependent on imported fuel.			
The UK Renewable Energy Strategy (Departm	ent of Climate and Energy)	<u>'</u>	<u>'</u>

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 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. The main aim is to set the UK on a path to decarbonise the production of energy within	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	I The LDF will need to incorporate policies that will help to	•
the UK to restructure into a low-carbon economy.	and the state of t		
The Carbon Plan: Delivering our Low Carbon F	uture (2011)		
reductions committed to in the first four carbo This publication brings together the Governme	sets out the Government's plans for achieving the emissions in budgets, on a pathway consistent with meeting the 2050 target. Int's strategy to curb greenhouse gas emissions and deliver our version of our actions and milestones for the next five years; arch 2011.	The LDF will need to support the low carbon approach.	The SA ensure that the promotion of low carbon technologies and initiatives is a key attribute within SA Framework.
The UK Low Carbon Industrial Strategy (DECC	and DBIS, 2009)		
and transform the whole economy in Britain.	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	the economy and development of industry	The SA will need to take the issues on board when assessing the economic objectives.
The core objective of this strategy is to ensure		within York	
that British businesses and workers are equipped to maximise the economic opportunities and minimise costs.	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		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Resource Security Action Plan: making the mo	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. ost of valuable materials		
materials. It details how the Government reco address resource risks, and sets out high level Government and businesses to address resour	e to private sector concerns about the availability of some raw gnises these issues, provides a framework for business action to actions to build on the developing partnership between ce concerns. The scope of this Action Plan covers a broad range of 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.
This strategy, published with the Government's Energy White Paper1, 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.	 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

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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. e Adapting to climate change Programme (Defra, 2008) 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.	renewables technologies within the plans where suitable The LDF needs to embed	analysis. The SA should embed climate change throughout its analysis and incorporate climate change within the framework
adaptation into Government policies, programmes and systems.	limata Changa 2012\		
Draft Energy Bill (Department of Energy and C the Government aims to further its objectives		The Local Plan should	The SA should include
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.	 and renewables targets, including a 34 per cent reduction in its CO2 emissions by 2020 (relative to 1990); at least an 80 per cent reduction by 2050; and 	encourage and promote the use of sustainable and renewable forms of energy	sustainable and renewable energy objectives within the framework

Key Objectives relevant to plan and SA	Yey Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
hrough greater regulatory certainty and clarity. t will do this: through its programme of Electricity Marke 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). addition, the Bill makes provisions ensuring developers of offshore generating stations can est and commission offshore transmission infrastructure to export power without committing a criminal offence, before	Q • • • • • • • • • • • • • • • • • • •		
transmission owner. Energy Act 2011			
_ _	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	The Local Plan will need to make provision for future energy efficiency	The SA needs to incorporate understanding of energy efficiency and renewable technologies in 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
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	2)		
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: 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, ong	ping 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			
challenges, but also those of 10 or 20 years' ti	t we are well equipped to meet not only today's transport me. The Local Transport Act is a key part of the government's ng local authorities to take steps to meet local transport needs in		
Low Carbon Transport: A Greener Future (De	pt of Transport, 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
This document is a key component of the UK	On the roads vehicles will be vastly more fuel efficient by 2022.	The Core Strategy should	The SA should include
Low Carbon Transition Plan with an aim to	This will be delivered through advances in the efficiency of the		sustainable transport objectives
harness the full potential of low carbon	internal combustion engine. Alongside this, ultra low emissions	use of sustainable transport	within the framework
technology across all transport modes.	vehicles will have made their transition on to the mass market.	modes	
	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.		
Low Emissions Strategies: Using the planning	system to reduce transport emissions, Good Practice Guidance (De	fra, 2010)	
Low emission strategies provide a package of	The main benefit of low emission strategies is to reduce transport	The LD should develop policies	The SA should take
measures to help mitigate the transport	emissions by accelerating the uptake of low emission fuels and	in line with the national	consideration of the aims and
impacts of development. They complement	technologies in and around a new development, and to promote	guidance	objectives within the SA
other design and mitigation options, such as	modal shift away from car travel. The approach may also		framework
travel planning and the provision of public	contribute towards achieving local government performance		
transport infrastructure	targets; provide local economic benefits; help to streamline		
	planning decisions; and contribute to wider sustainable		
	development goals.		
Environmental Protection Act 1990 / Environ	ment Act 1990 and 1995		•
This Act of Parliament defines the		The local Plan needs to ensure	The SA should ensure through
fundamental structure and authority for		consideration for minimising	analysis that the issue of
waste management and control of emissions		emissions and dealing with	emissions control and impacts
into the environment. This includes		contaminated land.	of contaminated land are
regulating and licensing the acceptable			considered.
disposal of controlled waste, the identification			
and compulsory remedial action for			
contaminated land			
Model Procedures for the Management of Co	ntaminated Land (Defra / Environment Agency)		•

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
technical framework for applying a risk manage The process involves identifying, making decision	Land Contamination, CLR 11, have been developed to provide the ment process when dealing with land affected by contamination. ons on, and taking appropriate action to deal with land government policies and legislation within the UK.		
White Paper: Healthy Lives, Healthy People: St	trategy for Public Health in England (2010)		
to create a 'wellness' service (Public Health Eng	ng-term vision for the future of public health in England. The aim is land) and to strengthen both national and local leadership. It looks rom a young age and complement adult social care as well as		The SA should look at healthy issues and the way the Local Plan will support these.
REGIONAL/SUB-REGIONAL (The Yorkshire and Humber Plan: Regional Spate			
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. The Spatial Vision: "In Yorkshire an 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."	 The following outcomes are envisaged to be achieved: 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 sue of public transport and walking and cycling has increased and growth in traffic congestion and transport- 	The LDF needs to be in general conformity with existing RSS	Take into account objectives, indicators and targets from RSS in the development of the 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
Rey Objectives relevant to plan and 3A	related emissions has been addressed. • Environmental quality has been raised, resource demands from development minimized and the region is responding proactively to global and local effects of climate change • Thee use of the regions land and existing social, physical and green infrastructure has been opitimised. 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:	implications for the Plan	Implications for 3A
	11MW in 2010 and 31MW in 2021		
Strategic Environmental Assessment of the R	evocation of the Yorkshire and Humber Regional Strategy (Amec, S	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).	York should not be revoked on account of the potentially harm which could be caused to the historic character and setting of the	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 2011-7	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	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". It is committed to the delivery of the five key strategic priorities		The SA needs to understand the cross boundary effects of policies in conjunction with North Yorkshire approach.
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	 set out in the North Yorkshire Housing Strategy: Enabling the provision of more affordable homes Maintaining and improving the existing housing stock Delivering community renaissance 		

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.	 Improving access to housing services Reducing homelessness 		
North Yorkshire Housing Strategy and Action	Plan 2010-2015 (NYCC, 2010)		
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).	The document set out the overarching strategic issues and challenges for the sub-region and established five key priorities for action: • 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.	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.
This a joint approach by all North Yorkshire LAs, including City of York and North Yorkshire County Council.	Key target is to deliver 2500 affordable homes by 2015.		
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.	The themes we agreed for the Strategy in 2003 are still valid, and they are: Theme 1: building knowledge and understanding Theme 2: conserving environmental resources Theme 3: managing environmental change Theme 4: making community connections	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.

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, education and the third sector — working to a common vision for economic prosperity. 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"	To achieve our vision for Leeds City Region, the plan focuses on four strategic priorities for creating sustainable economic growth: Supporting business and enterprise Enabling a skilled and flexible workforce Fostering a low carbon, sustainable economy Creating the infrastructure for growth Outcomes: GVA growth of 2.6% per year in the period to 2030 Creating 60,000 jobs and returning the City Region to prerecession employment by 2016 Balancing economic growth with a substantial and continued decrease in carbon emissions	The Local Plan will need to consider the aspirations of the Leeds City Region n policy development.	The SA needs to consider the priorities and outcoes of the LCR plan in its framework and analysis for cross boundary impacts.
Leeds City Region Employment and Skills Strat	egy (Leeds City Region, 2010)		
'effective employer and public investment that will drive growth, innovation and enterprise in the Leeds City Region'.	 The Strategy includes 5 strategic priorities: 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 	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.	SA objectives should ensure sustainable employment and skills are properly considered
Local Enterprise Partnership Plan 2012 - 2013 Partnership, 2012)	(York, North Yorkshire and East Riding Local Enterprise		
Objectives: Support and encourage small businesses to Provide support for major business growth	-	Policies for minerals and waste will need to support the North Yorkshire and York economy.	The SA framework needs to include consideration of the effects of the plan on local economies.
Derwent Catchment Flood Management Plan			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
CFMPs aim to promote sustainable approache North York Moors.	s to managing flood risk. Includes policies to reduce run-off from the	Policies should be consistent with aims to reduce flood risk.	The SA framework should
NOTH FOR WIGOIS.		with aims to reduce flood risk.	effects of the plan on flood risk.
Ouse Catchment Flood Management Plan (En	vironment Agency, 2011)		
CFMPs aim to promote sustainable approache	s to managing flood risk. Sets out proposed actions which include	Policies should be consistent	The SA framework should
upstream storage.		with aims to reduce flood risk.	
			effects of the plan on flood risk.
Leeds City Region Green Infrastructure Strate	gy (2010)		
The Leeds City Region has commissioned the	The following section highlights the well established benefits of	The Local Plan should include	The SA should assess the
Green Infrastructure Strategy to ensure that	investing in green infrastructure:	for quality openspace to	policies for their contribution to
future growth is underpinned and supported	Addressing climate change adaptation and mitigation by	support the economic, social	GI and its impacts on York.
by high quality green infrastructure. As such,	using tree planting for natural air cooling and CO2 absorption.	and environmental benefits it	
the strategy will sit alongside the other core	Tackling flood alleviation and water management by	has	
city region initiatives such as Housing &	installing sustainable urban drainage systems, permeable		
Regeneration, Employment & Skills, Transport	· · ·		
and Economic Drivers and Innovation, to drive			
sustainable economic growth.	• 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 pulses ments around now and existing residential commercial		
	environments around new and existing residential, commercial and employment areas.		
	Sustaining economic growth and Investment Improving		
	labour force productivity. High quality environments around		
	iabour force productivity. High quality environments around		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	 where people live and work can inspire higher productivity and lower absenteeism amongst workforces. 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 Y	orkshire Cultural Partnership (2009)		
 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. North Yorkshire Waste Local Plan Saved Police	 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 subregion 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. 	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.

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	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 Po	• •		
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.		Incorporate any relevant targets into sustainability framework
Vale of York National Character Area (Area 2	3) (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.	the environmental opportunities stated within the NCA.	The Sustainability Appraisal should consider the opportunities within the SA Framework.
	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		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	enhancing the sense of place.		
	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.		
	Additional Opportunities:		
	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.		
North Yorkshire and York Landscape Chara	acterisation Project		
are given for each area, including geology, so the nine county landscapes are as follows: Urban Landscapes Sandstone Landscapes Limestone Landscapes Upland Fringe and Valley Landscape Coastal Landscapes Chalk Landscapes Farmed Lowland and Valley Landscapes Gritstone Landscapes Siltstone and Sandstone Landscapes	pes capes		The SA should take consideration for the key characteristics and their effects in York.
North Yorkshire and York Landscape Chara	anding how historic processes have contributed to the current		The SA should take
landscape rather than reconstructing, for edetailing an understanding the historic land	xample, the medieval landscape of North Yorkshire. It utilises GIS and Iscape. The project utilises data sets such as Modern OS mastermap, modern vertical aerial photographs and ancient secondary natural		consideration for the key characteristics and their effects in York.
"an important part of the quality of life fo	eart the European Landscape Convention that states that landscape is or people everywhere: in urban areas and in the countryside, in quality, in areas recognised as being of outstanding beauty as well as		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
everyday areas." The North Yorkshire HLC project is being run in Park, the North Yorks Moors National Park, Cit	n conjunction with English Heritage, the Yorkshire Dales National ty of York Council and Tees Archaeology.		
Regional Forestry Framework: The Value of T	rees in our Changing Region (Forestry Commission, 2005)		
This strategy sets out priorities for managing trees and woodland in the region for economic, social and environmental gains.	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 sustainbale construction and as a source of renewable energy and increase tress and woodland planting to help reduce flood risk	The LDF should integrate and facilitate the strategy's objectives desired outcomes and action plan	
Yorkshire and Humber Rural Strategy (2006)	· · · · · · · · · · · · · · · · · · ·		
This strategy sets out the priorities of the Yorkshire and Humber Region in tackling coordinating, 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.	 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: 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 	this guidance and any targets set.	Incorporate any relevant targets into 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
key Objectives relevant to plan and SA	characterised by high levels of inclusion and equitable access to quality services that recognise demographic trends. 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. 7. Rural housing – understand and address housing needs in rural areas, recognising and tackling issues of fuel poverty. 8. Rural communities – promote social cohesion, and encourage and support the engagement of rural communities and the active roles that they can play. 9. The natural environment – conserve and enhance the region's rural biodiversity, its distinctiveness, and the quality of its natural and built environment 10. Promote a 'functional landscape'4 – where development draws on and sustains the natural, cultural and built heritage of the region's rural area.		Implications for SA
Rights of Way Improvement Plan for North Yo			
Meet the present and likely future needs of the public. Provide for exercise and other forms of open air recreation and enjoyment of North Yorkshire. Meet the accessibility of local rights of way to blind or partially sighted persons and others with mobility problems. 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.		The main priorities of the strate development of LDF policies	egy should be reflected in the
·	er 2009-2014 :Your Climate, Our Future (Yorkshire and Humber Cli	mate Change Partnership, 2009)	
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: Climate Change mitigation and adaptation underpins future regional	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: • Strategy and Monitoring • The built environment • Transport	The LDF should embed climate change within policy	The SA should embed climate change issues 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
strategies and has strong local and regional leadership 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.	 Health services Business Land Management Citizen Engagement There are 3 cross cutting themes: 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. 		
	Humber (Yorkshire and Humber Environment Forum, March 2010		The CA should take account of
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. 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	 No targets but key recommendations: the opportunity to make better use of post-industrial revolution heritage, which the Sheffield City Region and Leeds City Region are rich in; the opportunity to build upon historic events such as the St Ledger horse race and York Mystery Cycle to increase heritage tourism by visitors from outside the region; promote groups of assets which can be very powerful in attracting visitors from outside the region; encourage Local Authorities and other stakeholders to consider the opportunities heritage can provide as a core 	The LDF should use this evidence base to influence its heritage policies	The SA should take account of the recommendations and balance them with other SA considerations.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
the overall economic impact of historic assets to the region and its four subregions. 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.	 renaissance/regeneration theme in a town 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, promote the region as a heritage holiday destination; help building owners think through the potential to re-use heritage buildings for holiday let accommodation; use the current property market slow-down to build developer awareness of opportunities and best practice 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 assist developers and Local Authorities to think through alternative uses 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 to ensure that heritage is considered at the outset of site masterplanning, could there be potential for English Heritage to offer an advisory service to developers? 		
Regional Biodiversity Strategy for Yorkshire a	nd Humber (Y&H Biodiversity Forum, 2009)		
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		The Local Plan should take consideration of the strategy	The SA should use the strategy to inform the SA Framework in terms of sub-objectives and targets

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Regional Spatial Strategy. The strategy also	2015		
represents the region's contribution to the	All SSSI to under go condition assessment monitoring within a		
England Biodiversity Strategy and the UK	6 year cycle		
Biodiversity Action Plan.	 Monitoring programmes established and signed up to by all LAs and wildlife organisations 		
	Theme B: Focussing conservation action on the region's Priority Habitats and Species		
	 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		
	Theme C: Improving functional habitat networks and enhancing		
	the wider environment		
	 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		
	Theme D: Developing a robust evidence base for the region		
	 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		
	Theme E: Engaging people with the region's biodiversity		
	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
Rey Objectives relevant to plan and SA	 100% of new/revised sustainable Community Strategies to include targets for biodiversity. Theme F: Helping the region's biodiversity adapt to climate change 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 mangement plans developed to minimise 	·	Implications for 3A
	 effects No net loss or damage to biodiversity sites due to biofuel production. 		
Environmental Limits in Yorkshire and Humb	er: a discussion Paper by YHEF for Yorkshire and Humber (2007)		
3 types of environmental limits are discussed under one rationale: "One Planet Living" limits of the natural environment to support itself limits on the capacity of the natural environment to support humanity limits on the ability of the human habitat to cope with environmental change.	 Main principles of living within environmental limits: 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 Need to understand environmental asset to know how to manage it / the situation: The technical 'holding' limit that must be maintained to avoid further environmental degradation The political/ cultural limit that is deemed by society to be an acceptable level of environmental impact The restorative limit that enables environmental conditions to 	' '	The SA should consider the findings and understand the principles of the environmental limits discussion to apply it within analysis.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	improve and risks to society to reduce		
Low Carbon and Renewable Energy Capacity	n Yorkshire and Humber Final Report (LGYH, 2011)		
 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. By 2025 the region has the potential to install 5,500 MW of renewable energy from waste. 	 The objectives of the study were: 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. By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste. 	the potential for low carbon and renewable	 The objectives of the study were: 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. By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Water Resources Management Plan (Yorkshi	re Water, 2010-2035)		
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. 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.	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: • The current and forecast economic climate and associated impact on new development and water use. • The integration of the Grid SWZ and East GWZ.	The Local Plan should promote resource efficiency.	This should be included for consideration in the baseline and analysis.
North Yorkshire Local Transport Plan 2011-1			
 The third North Yorkshire Local Transport Plain (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: 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. Part 2 of the LTP is the delivery plan and covers the period 2011-16. The delivery plan 	• supporting flourishing local economies by delivering reliable and		The Plan should consider the indicators and targets to be achieved.

ey Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
ets out how we will: 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.		
Vater for Life and Livelihoods: Humber Rive	Basin Management Plan(2009)		
his plan is about the pressures facing the vater environment in the Humber River Basin bistrict and the actions that will address hem. It has been prepared under the Water ramework Directive, and is the first of a eries of six-year planning cycles.	 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 		The SA should scope water management and quality in to 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
	The Howardian Hills will continue to be a tranquil and well-		implications for SA
The Management Plan mainly deals with land management/community issues and is a	managed rural area. It will still be notable for its extensive	The Management Plan is not concerned directly with	
series of practical ideas to guide the AONB	woodland, rolling agricultural fields, large country houses and	planning issues. These are	
into the future. It encourages positive action	designed parklands. Natural and cultural resources will be	dealt with by regional planning	
to look after the landscape, wildlife, historical	sympathetically managed within a diverse and prosperous rural	guidance and the various	
and cultural heritage of the AONB, whilst also	economy. Active communities will have increased opportunities	development plans prepared	
recognising the importance of a healthy rural	for people of all ages to live and work in the area. Residents and	by the Local Authorities. They	
economy. In addition it helps people to enjoy the area and to solve problems where	visitors alike will be able to enjoy and appreciate the AONB in an environmentally sustainable way.	are the main documents that guide planning decisions in the	
conflicts exist.	environmentally sustainable way.	AONB.	
COMMETS CAIST.		AONS.	
North York Moors Management Plan 2012			
Aims:		The plan should contribute	The SA framework should
	maintained and reinforced, in particular the distinctiveness of the	towards meeting these aims	include consideration of the
Landscape Character Areas will be conserved		where possible, and should not	
=	National Park will be conserved for future generations to	hinder achievement of these objectives.	aims.
understand and enjoy, and for its own intrin	ort a diverse range of priority species and habitats with increased	objectives.	
extent, connection and resilience ¹ .	ort a diverse range of priority species and habitats with increased		
• The North York Moors will continue to be a proportunities for spiritual refreshment.	place of tranquillity, remoteness and dark night skies, providing		
 The National Park will be recognised for its g 	eological 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.		
I	ls and forests in the National Park will be maintained and enhanced.		
• The rivers, streams and other water resource	es of the National Park will be of a high quality providing habitats		

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
for wildlife, clean drinking water and places f			
	environment and its distinctive landscape and seascape will		
continue to be renowned for its beauty and o	·		
More people will visit the National Park to er			
	cunities for the public to enjoy the special qualities of the National		
Park.			
Conflicts between enjoyment of the National			
	te positive images with the North York Moors National Park.		
	ding of the special qualities of the National Park.		
 The economic value of tourism and the numb increased. 	per of people employed in the industry in the National Park will be		
• Food production within the National Park wil	I be increased and the farming sector will become more resilient		
and capable of adapting to changing econom	ic circumstances whilst contributing to the National Park's special		
qualities.			
<u> </u>	nsure that timber production can be maintained without damage		
to the National Park's special qualities.			
	fits to both the environment and economy of the National Park,		
avoiding damaging developments.			
=	th the environment and economy of the National Park, avoiding		
damaging developments.			
 There will be a range of business and employ draw upon and enhance the special qualities 	ment opportunities available which benefit local people and which of the National Park.		
 The high quality environment of the National surrounding area as a place for investment. 	Park will continue to contribute towards the attractiveness of the		
 The economic opportunities for sports fishing supported. 	g which are based on sound environmental practices will be		
	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.		
l = = = = = = = = = = = = = = = = = = =	e improved by supporting the provision of new facilities and		
resisting the loss of uses which provide an im			
I =	will be provided and new development will protect and enhance		
the National Park's landscape and built herita			

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Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
• A safe and efficient sustainable transport network will be provided which is compatible with the National Park's high quality landscape			
	and will contribute to their energy needs through the generation		
of energy from renewable sources.	and the contribute to their energy needs through the generation		
 Waste produced from within the National Pa of waste will be reduced. 	rk will be reused or recycled wherever possible, and overall levels		
• The environment of the National Park will no	t be degraded by littering and illegal dumping.		
_ ·	isk and Medium Risk with high vulnerability) has been reduced by		
65 from the number presented on the initial li			
35 Buildings at Risk have been removed from t			
The area of species rich grassland has been inc			
300 hectares of woodland and wood pasture h	·		
At least 600 hectares of PAWS restoration initi	ated by 2017		
Sustainable Community Strategy for North Yo	rkshire 2008-18 (NYSP, 2008)		
Vision:		The plan should support these	The SA framework should
North Yorkshire – a place of equal opportunity		aims.	include consideration of the
where all can develop their full potential,			effects of the plan on the vision
participate in a flourishing economy, live and			of the SCS.
thrive in secure communities, see their high			
quality environment and cultural assets			
maintained and enhanced, and receive			
effective support when they need it.			
North York Moors Core Strategy and Develop	ment Policies (North York Moors National Park Authority, 2008)		
Objectives:		The plan should contribute	The SA framework should
1. Conserve and enhance the natural environ	ment and the biological and geological diversity of the Park;	towards meeting these	include consideration of the
2. Reduce the causes and assist in adaptation	to the effects of climate change on people, wildlife and places;	objectives.	effects of the plan on the
3. Promote prudent and sustainable use of na			various objectives of the NYM
4. Secure high quality new development that	takes account of and enhances the unique landscape character,		Core Strategy and Development
	stics of the 9 landscape character areas in the Park;		Policies.
5. Preserve and enhance historic assets;			
6. Promote sustainable design and efficient e	nergy use in new buildings;		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
provides opportunities for enjoying the Par 8. Strengthen and diversify the local economy training particularly in sustainable locations 9. Maintain and foster vibrant local communit consolidate the role of settlements;	by supporting a range of opportunities for employment and s; ties where young people have an opportunity to live and work and		
that will remain affordable and available to 11. Support the provision and retention of key 12. Reduce the need to travel and facilitate alto minimise the environmental impact of tran	community facilities and services throughout the area; ernative, more sustainable modes of travel to the private car and		
Facilitate access to services and facilities. A Community Plan for Hambleton 2006 - 2011			
·	ity, vibrant community, sustainable community, safe 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 Partnersh	• •		
Set around the themes of vibrant communities wellbeing, landscape and environment and dev	s, strong communities, access and communication, health and veloping 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 Str	ategy (Harrogate District Strategic Partnership, revised November	2008)	
This strategy sets out the principles, priorities, principles are:	strategic aims and operational objectives for Harrogate. The	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.
The priorities are:			
Reduce drug, alcohol misuse and smoIncreased physical activity across the	_		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
 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, Richmondshir	e, Ryedale, Scarborough and Selby Biodiversity Action Plans		
Includes lists of priority species and habitats th planning system	at should be conserved and where possible enhanced through the	Policies on protection and enhancement of biodiversity (including BAP priorities) and geodiversity need to be included. Baseline data and on-going monitoring of BAP priority habitats and species is needed to inform planning process.	Include specific reference to BAP priority species and habitats in SA Framework objectives and indicators. Systems for collecting and managing baseline and monitoring data needed
Hambleton District Council Development Plan	S	, and the second second	
	 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 crossboundary impacts of policies relevant to York.
Harrogate Borough Council Development Plan	is s		
	 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
Sites and Allocations DPD – to be adopted 2013		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	 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. 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. 	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			
 Easting Riding are in the process of developing their documents. The status of their documents is: 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. 	 Provision will be made for at least 23,800 (net) dwellings in the East Riding between 2012 and2029. 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			
Selby are in the process of their LDF to replace a former Local Plan. The status of their documents is: Core Strategy – under examination by the planning inspectorate. This has an associated Sustainability Appriasal. Site Allocation DPD – Preferred Options document produced and consulted on; Development Management DPD - under	 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 S	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 Y	ork Council)		
 The purpose of the Council Plan is to: Explain to staff what the Council's priorities are and the actions we particular take to deliver them Explain the three core capabilities 	lan to their potential within York's economy. A strong and growing economy will provide new job opportunities and the ability for	. •	Relevant themes, targets and indicators should be used in the development of the SA objectives and indicators.
 we need as an organisation, and the develop in every member of staff Demonstrate to Members that we clear plan that will deliver the Coupriorities over the next four years 	families. Get York Moving An effective transport system is critical to the success of our city. Developing public transport services and encouraging more		
The Council Plan sets out our priorities next four years. There are five prioriti Create jobs and grow the econom Get York moving Build strong communities Protect vulnerable people Protect the environment	for the es: Building Stronger Communities Strong communities are the foundation of a thriving city. We want		
	Protect the Environment York has an outstanding built and natural environment, with iconi- 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		

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	conditions in a local economy where the value of voluntary	the development of LDF policies	These objectives should form the foundation of the SA objectives
York City Vision and Community Strategy (Wi			
Without Walls is the name of a group of	There are seven themes to the strategy each with their own	The main targets of the	These objectives should be
people from influential organisations in York	objectives and targets that come together to form the city vision.	strategy should be reflected in	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
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. Strategic Ambitions: 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	 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 development of Local Plan policies	and indicators of the SA framework to ensure consistency
Corporate Fairness and Inclusion Strategy and	Single Corporate Equality Scheme (CYC, 2010)		
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	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.	The Local Plan should ensure that equality is considered throughout policy development	The SA should ensure that equality forms part of the assessment process.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
 Scheme. 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 Local Transport Plan 3 2011-2021 (CYC, 2011) This third transport plan sets out five themes with objectives: Providing quality alternatives Improving strategic Links Encouraging behavioural Change Tackling transport emissions Enhancing public Streets and spaces. 	The aim is to make sure that people do not suffer disadvantage in services and employment as a result of their: • 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 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: • 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 hey use;	The main targets of the strategy should be reflected in the development of Local Plan policies	These objectives should be incorporated into the objectives and indicators of the SA framework to ensure consistency.
Life Long Learning and leisure Plan 2005 to 20	08 (replaces the Education and Leisure Strategic Plan 2002-2006),	March 2005	
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	 Making York more eventful – enjoying, participating in and taking the lead in cultural events and activities 	Ensure that the main targets and indicators are taken into account when developing LDF 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
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	 having an active lifestyle 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 Key Outcomes/Targets: Being Healthy in York – enjoying good physical and mental health and living a healthy lifestyle 	Ensure that the main targets and indicators are taken into account when developing LDF policies	Incorporate any relevant targets into sustainability framework
to become highly motivated, flexible and creative life-long learners	 and developing the skills for adulthood Making a positive contribution in York – being involved with the community and sociery 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 		
	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	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	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
Eight ways in which we will work to help all	requirements and local priorities.	<u> </u>	•
children, young people and their families to	- oquitorio una total promissi		
live their dreams:	In addition to this strategic monitoring, YorOK will oversee		
 Striving for the highest standards; 	production of a more immediate Action Plan which will be		
 Upholding truly equal opportunities; 	reviewed and refreshed as necessary over the next three years.		
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!			
There are five specific priorities, based on			
evidence about where extra help is needed:			
 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.			
Taking Play Forward – A Play Strategy for Yor	k (CYC, 2002, updated 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
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: • 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	 Targets: 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 	_	Incorporate any relevant targets into sustainability framework
Low Emission Strategy (CYC, 2012) The LES vision will be delivered through a	Overall vision:	The Local Plan will need to	The SA should include the
 The LES vision will be delivered through a series of measures aimed at achieving the following objectives: 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. 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) To minimise emissions to air from existing vehicles by encouraging eco-driving, 	 'To transform York into a nationally acclaimed low emission city' 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 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 	make provision to help achieve and deliver this strategy	The SA should include the indicators and baseline information to help determine analysis and objectives.

Key Objectives relevan	t to plan and SA	Key	Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
equipment) and pro residents and visitor opportunities to use and fuels iv. To lead by example emissions from cour CCFAP), fleet and ot showcase low emiss whenever possible v. To encourage inwar providers of low em fuels and support se vi. To maximise sustain reduce localised air through traffic demis smart travel planning	ding that of abatement eviding businesses, as with incentives and the low emission vehicles by minimising and buildings (via sher activities and to sion technologies and investment by dission technology, ervices able transport and quality breaches and management, and, and potentially via LTP3, the emerging	•	and risk areas are minimised and where lorries, buses and taxis meet minimum emission standards and embrace new emission reduction technologies 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 Ho		1			
prevent it.	are at risk of	loca Nat	l targets as follows: ional Targets	Ensure that the main targets and indicators are taken into account when developing LDF policies	Incorporate any relevant targets into sustainability framework
accommodation suf identified housing n Ensure people with support needs have	ficient to meet eeds. housing related		children except in short-term (less than 6 weeks) emergencies al Targets: Keep rough sleeping as close to zero as possible Reduce the number of households in temporary		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
assessed and have access to the support	 accommodation by 2010 to half the figure it was in 2004 End the use of bed and breakfast accommodation for homeless families with children, except in short term emergencies 	inipileations for the rian	implications for SA
homelessness.			
City of York Council Housing Strategy 2011-15			
strategy includes six strategic aims: 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. 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	 Key objectives to tackle the local housing issues identified: 1. Improve access to housing and housing services, including appropriate information, advice and support 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 2. Make best use of the existing housing stock 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 3. Maximize the supply of decent environmentally sustainable homes that people can afford Increasing housing supply, especially the supply of additional affordable homes Ensure all new homes are built to high environmental standards 	The Local Plan needs to help deliver elements of the Housing Strategy through policy	The SA should take the aims, objectives and targets in account through the SA Framework and analysis.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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. 5. Reduce homelessness and tackle the causes of homelessness: By preventing homelessness we can help households avoid its damaging affects and reduce overall costs. 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.	households and those with disabilities Address the housing needs of gypsies, travellers and showpeople Ensure a planned approach to student housing Improve the condition, energy efficiency and suitability of homes and create attractive, sustainable neighbourhoods 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 Reduce homelessness and tackle the causes of homelessness Prevent homelessness Reduce the use of temporary accommodation End rough sleeping Increase special provision for young people and teenage parents Develop effective partnership working		
Older Berner Herring Street and 2015 (G	Improve partnership working with the health sector		
Older Persons Housing Strategy 2011-2015 (C Strategic Aims: 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	Targets for Strategic Aims: Strategic aim 1 Comprehensive information about housing and support options by Dec 2011. Annual older people information events to raise awareness of options.	The Local Plan should make provision for a mix of types of accommodation to suit all needs	The SA should reference the targets and indicator for the strategy and use this as a basis for analysis.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
3. Where there is a need for more specialist	Partnership Board every six months.		
types of accommodation for frailer older	Strategic aim 2		
people and those with specific needs,	100% of new homes built to lifetime standard (date to be		
ensure it promotes and enables maximum	confirmed in Local Development Framework).		
independence and choice.	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 that 10% of their income on domestic energy bills by 2015.		
	Minimum of 6 households helped to downsize each year.		
	Strategic Aim 3:		
	 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.		
York Supporting People Strategy 2005-2010, S	Supporting People Commissioning Body		
The Supporting People Commissioning Body is	The success of the programme will be measured by the following	Ensure that the main targets	Incorporate any relevant targets
a partnership of the Probation Service (North	outcomes:	and indicators are taken into	into sustainability framework
Yorkshire), Selby and York Primary Care Trust	Increased or maintained independence in everyday living	account when developing LDF	
and the City of York Council.	, ,	policies	
The purpose of the strategy is to determine	Safer and more sustainable communities		
the specific nature of the work to be	Reduced isolation in the community and increased participation of		
undertaken in the next 5 years in order to	supporting people customers in everyday community activities.		
achieve the maximum benefits from the			
Supporting People Grant for as many	These outcomes will be measured by a number of performance		
individuals and communities as possible. The	indicators as detailed in the document		
vision is that - Supporting People will help to			
make York a place where all people:			
Are able to achieve the greatest			

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: Reduce the amount of waste produced in York and North Yorkshire so as to make us one of the best performing areas 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 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 reused, recycled or composted so as to further reduce the amount of waste sent to landfill	Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
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: 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 reused, recycled or composted so as to further reduce the amount of waste sent	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			
This Strategy has the following objectives, to enable us to achieve this vision: 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	•			
enable us to achieve this vision: 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 persons 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 reused, recycled or composted 40% of household waste by 2013 Recycle or compost 45% of household waste by 2013 Recycle or compost 45% of household waste by 2020 The targets of the targets the targets of the targets on the targets in the SA framework. Policies which aims to achieve the the angle targets in the SA framework. The targets of the objectives and targets in the SA framework. Proposed 45% of household waste by 2013 Recycle or compost 45% of household waste by 2013 Recycle or compost 45% of household waste by 2020 Divert 75% of municipal waste from landfill by 2013 What is a policies which aims to achieve the targets of the targets of the targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the objectives and targets in the SA framework. The targets of the				
	 enable us to achieve this vision: 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 reused, recycled or composted so as to further reduce the amount of waste sent 	minimum: 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	policies which aims to achieve	consideration of the objectives and targets in the SA

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
It is envisaged that this strategy will help the	Specific targets and indicators are detailed in the document	Ensure that the main targets	Incorporate any relevant
council to improve and protect the condition		and indicators are taken into	targets into sustainability
of the environment and the health of		account when developing LDF	framework
residents in York.		policies	
Key Objectives:			
 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			

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 Partnersh	 lip, 2011-2014		
The priorities for the Crime and Disoder			The SA should consider the
Reduction Partnership are based upon the			implications from the strategy
Community Safety Strategy for York, and is			on the Local Plan policies.
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:			
 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			
Healthier lives: NHS North Yorkshire and Yor	⊥ k'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
		•	•
Yorkshire and York will agree that:	Goal 1: Comprehensive services for our ageing population	targets and indicators are taken into account when	indicators into the development of the SA framework
They are supported to have healthier	Goal 2: Reduction in health inequalities		or the SA framework
lifestyles	, , , , , , , , , , , , , , , , , , , ,	developing LDF policies	
They are satisfied with the services available to them	the promotion of healthy lifestyles		
	Goal 4: Clinically and financially sustainable healthcare system		
The services they receive meet their needs	Goal 5: Highest quality care in the right settings		
Services are accessible	Goal 6: Strong partnerships focused on the individual		
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			
Reaching Further: York's Economic Strategy (
The Vision	In order to realise this vision, the city will achieve the following		The SA should use the themes,
	five ambitions:	the strategy through policy and	I.
York to become an international and	1. A flexible and relevant workforce for the future, by unlocking	delivery	scoping and analysis of the
enterprising city, and in time, the most	the potential of our existing and future workforce, building on		policies.
competitive city of its size, not only in the UK	residents' skills to provide fairer opportunity for employment,		
but globally, leading to increased	whilst attracting new skilled individuals to meet the needs of		
sustainable and inclusive growth in the overall	businesses today and in future.		
economy and jobs.	2. A growing and dynamic business base competing on a global		
	stage, by encouraging entrepreneurship and the growth and		
On the way to achieving this vision, by 2015,	internationalisation of existing business, as well as attracting new		
the city will aim to become a top 5 UK city	businesses.		
economy that sustainably delivers both Gross	3. A globally connected, locally integrated knowledge base, by		
Value Added (GVA) and jobs growth, and a	strengthening the city's higher and further education base, its		
top 10 European city, as measured against	international connectivity and its connection to the wider city		
comparator cities	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.		

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 fromlocal, regional, national and international		
	markets.		
Science City York Strategy			
Science City York is a business support	Central to the delivery of Science City York's vision will include	Ensure that the LDF policies	Ensure that the key
organisation that assists in the creation and	investment in strategic areas and initiatives including:- Business	reflect the aims and objectives	targets/outcomes of the
growth of technology-based businesses. Its	and Research Collaboration, Infrastructure and Life Long Learning.	of the Science City York	strategy are taken into account
mission is to create business and employment	Science City York will pursue a number of workstreams to deliver	strategy and are developed in	when developing the
opportunities in the York area through	further growth: Cluster Development Activities - the development	consultation with the	sustainability framework
science and technology exploitation. Science	of new business clusters around the strengths of the University.	Economic Development Unit.	
City York's vision is to be a 'leading centre at	Science Infrastructure - one of the central components of the		
the forefront of innovation, creativity and	development of Science City York's infrastructure is the		
change within a prosperous and thriving	development of key strategic sites including - York Science Park,		
economy'. Science City York's concept is	Vangarde (a technology park on a key greenfield site which is		
firmly embedded at the heart of the York and	being developed to support key technology and science		
North Yorkshire Economic strategy. Science	businesses), York Central, Hungate and Heslington East Campus.		
City York's future vision is to generate an			
additional 15,000 jobs by 2021 achieved			
through developing an integrated approach to			
crate a culture and infrastructure that allows			
creative, science and technology businesses			
to thrive.			
Visit York Strategic Plan 2009-2012		T	
, ,	By 2012 the York tourism sector will see:	The LDF should take into	The SA should incorporate the
that we will use to measure our success:	Total visitor expenditure in excess of £400m (based on >5%	1	aims and targets within the
To position York as a leading domestic and	growth pa)	aims and targets of this	framework
international visitor destination.	Average length of overnight stays sustained at 4 days (2008: 3.9	strategy	
To generate, support and manage investment			
in tourism in York and the surrounding area.	York Tourism supporting 12,000 jobs (2008: 10,600 jobs).		
To deliver from our activities an enhanced	A 3% increase in the ratio of visitors who intend to return to York		
and sustainable return on investment for all	in the next two years (to 86%) based on visitor survey evidence.		
our stakeholders	£50 m investment in tourism over a three year period by public		

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 private sectors – including investment in training, public realm	•	•
and develop the company's corporate social	and events activity as well as capital projects		
responsibilities.	100 York tourism businesses signed up to the Green Tourism		
To contribute fully to the development of the	,		
economy of York and Yorkshire.			
Biodiversity Audit and Action Plan			
The initial 'City of York Biodiversity Audit' in 19	996 was commissioned by the then English Nature and City of York	The Local Plan requires up to	Incorporate relevant
Council as a first step towards implementing G	overnment policy at the local level and was essentially a review of	date and comprehensive	biodiversity objectives and
the City's known wildlife resource. This audit h	as formed the basis of conserving sites of nature conservation	information. Need to	indicators into sustainability
interest in York since it was produced.		incorporate Action Plan when	framework
		written as Supplementary	
*	npleted (2010) and this identifies new potential	Planning Document.	
	SINC) and assesses these alongside existing ones to see if they have		
sufficient value to be designated as a SINC. Thi	s has been accepted as part of the evidence base for the former		
LDF.			
City of York Rights of Way Improvement Plan	2006 2011 (draft)		
This report is a requirement of the	The ROWIP's Statement of Action is split down into 6 Aims:	Ensure that the key actions and	Incorporate any relevant
Countryside and Rights of Way Act 2000 and	Aim 1: To ensure that the council's rights of way network and	targets of the improvement	targets and indicators into the
looks to evaluate to what extent local rights	wider network of access is open, well maintained and easy to use.	plan are taken into account	development of the
of way meet the present and future needs of	Aim 2: To provide an accurate, up to date and easily available	when developing the policies in	•
the public; the extent to which rights of way	Definitive Map and Statement for the whole of the City of York	the LDF	sustainasint, namework
offer opportunities for exercise and other	Council administrative area.		
	Aim 3: To provide a more connected network of access for all		
rights of way to the blind/partially sighted and			
people with mobility problems.	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.		
	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.		
	Aim 6: To improve the network to make it easier to use for		

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 (Enviro	onment Agency, 2010)		
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	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	targets and indicators into the development of the
	ent Abstraction Management Strategy (CAMS) (Environment Ager	Locy, March 2004 and updated 20	08)
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 3,500km2 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	Ensure that the key actions and	Incorporate any relevant targets and indicators into the development of the
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
· · · · · · · · · · · · · · · · · · ·	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 N	larket Assessment (North Yorkshire Strategic Housing Partnership,	2011)	
The purpose of the SHMA, as explored in more detail in the context of Government guidance within the main report, is two-fold: 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.		-	The SA should use this in the baseline and analysis of the Policies.
Climate Change Strategy and Action Plan for			
accelerate actions to reduce carbon emissions across the city. It demonstrates the actions already on-going and highlights the key areas	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: 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 siam 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
 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, 	 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). 	Implications for the Plan	Implications for SA
organisations across York. contribute to the city's Sustainable Community Strategy and the creation of a sustainable, environmentally friendly city. The Climate Change Action Plan for York will deliver coordinated actions across the city to meet the Climate Change Framework's targets and ambitions. The Climate Change Action Plan for York is a combination of two specific action plans. The plans are broken into mitigation – actions that	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 tackleclimate 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		
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. Renewable Energy Strategic Viability Study (A	EA, 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
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.	The study identifies a umber of technologies that have the potential to be implemented within the city. The report does not set specific targets but recommendations for implementation	The Local Plan should incorporate provision for resource efficiency and renewable energy provision	The SA should understand and use the potential identified for form the basis for analysis of policies and sites.
Green Streets: The Neighbourhood Carbon Fo	otprint of York (October 2009)		
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 a taken to reduce residential carbon emissions in York.	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. 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.		The SA should incorporate the aims and objectives and targets form this report in the SA Framework. It should be used to support the headline 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
York Climate Change Impacts Profile (May 20	10)	•	•
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 ourpose 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.	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	change adaptation and mitigation when developing planning policy	The SA should use the findings and targets for the SA framework and analysis.
Strategic Flood Risk Assessment (CYC, 2011) 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. 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.	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.	The Local Plan needs to ensure policies minimise flood risk to people and property	The SA should incorporate Flood risk into its objectives as a major sustainability consideration for the city.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
 Aims to: 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 	York City Vision and Community Strategy (2004-2024), entitled 'Without Walls', has a learning vision for the City of York: '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.'	The Local Plan should aim to support all education and skill development	The SA should asses the plan for supporting education and skills development.
Heritage Topics Paper (CYC, 2011)			
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.	The characteristics in this report also for the basis for a 'Heritage Impact Assessment" for the development plan and it's policies.	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.	The SA will use the topic paper and its impact assessment directly to assess a policy's impact on the historic environment.
Greenbelt Appraisal 2003 and Technical pape			
• • • • • • • • • • • • • • • • • • • •	rounding the Green Belt. It then draws on this analysis to define the to indicate in map form where its most valuable components lie. e City;	Planning for sites and the spatial development of York should consider this evidence	The SA should use this as baseline and constraints to analyse the policies and allocation of sites.
	recomment of Varieta landersons character was undertaken to	Dianning for sites and the	The CA should use this se
in order to understand more about York, an as	ssessment of York's landscape character was undertaken to	Planning for sites and the	The SA should use this as

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
document addressed the following key object To broadly survey, analyse and describe t City, identifying individual landscape char	y the Environmental Consultancy, University of Sheffield. The lives, which were set out by the City of York Council: the landscape character of the areas outside the built up areas of the acteristics which contribute to the setting of each settlement;	spatial development of York should consider this evidence	baseline and constraints to analyse the policies and allocation of sites.
landscape framework;	ntext of the development needs of the City and the formation of a ive merits of potential development sites in relation to each other.		
Houses in Multiple Occupation Technical Pap	er and HMO Supplementary Planning Guidance (2012)		
This technical paper sets out the background information to the Article 4 Direction and HMO SPD for the city.	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.	The Local Plan has to plan for II types and mix of households. It should also aim for balanced and inclusive communities.	
North Yorkshire Accommodation Requirement	nts of Showmen (North Yorkshire Strategic Housing Partnership, 20	009)	
To establish the accommodation needs of Showpeople in North Yorkshire a study was commissioned and the results published in December 2009.	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.	The Local Plan has to plan for II types and mix of households. It should also aim for balanced and inclusive communities.	
North Yorkshire Gyspy and Traveller Accomm	nodation Assessment (North Yorkshire Strategic Housing Partnersh	ip, 2008)	
To understand the accommodation needs of our communities the North Yorkshire Gypsy &	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	· · · · · · · · · · · · · · · · · · ·	The SA should be aware for the need of different household types and need throughout the policy analysis.

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 (200	3)		
The Open Space, Sport and Recreation Study outlines the proposed local standards for open space. 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	5)	The Local Plan should ensure that provision and access to openspace is considered as part of the development plan	
<u> </u>	tlines the preferred strategy for the management of surface water action plan and to influence future strategy development for ement.	The Local Plan should support the management plan where applicable to help minimise	The SA should use this as evidence to support analysis of the Local Plan through the SA
effects of pluvial flooding is minimal, due main in particular property flooding. The Preliminar Surface Water Management Plan assesses loca	rial sources and has a robust response procedure, knowledge of the ly to the lack of any events that have caused significant problems, r Flood Risk Assessment addressed this at a high level and the I flood risk in more detail. The output from this, together with the be used as key evidence in the preparation of the Local Flood Risk	flood risk.	Framework.
Tourism Strategy (Draft)			
Consultation is underway for York's Tourism st at a later stage.	rategy. This should be completed in Spring 2013 and inform the SA	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
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.	, ,	impacts they potentially have on health and provide access to open space for health and wellbeing through restoration policies.	SA framework includes an objective for health and also incorporates a Health Impact Assessment

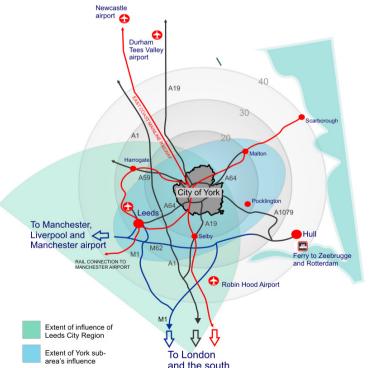
Appendix 3: **Baseline and Characterisation of the City of York**

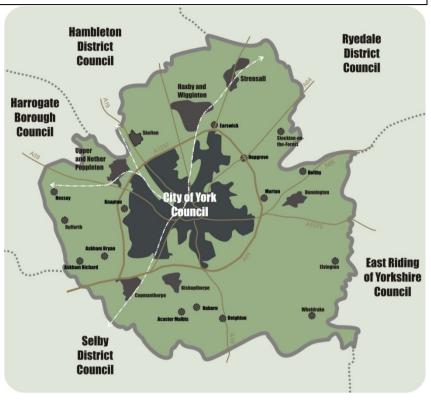
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PLACE

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

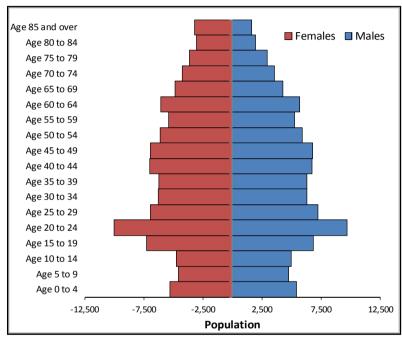
Population:

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.

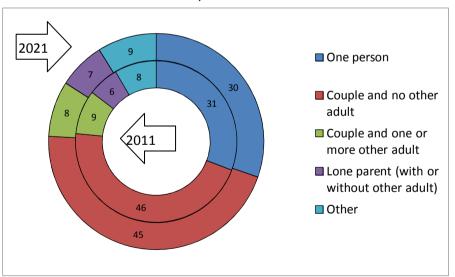
There is no comprehensive source for disability information. However, a good indicator is the Disability Living Allowance, which states that the number of claimants has risen by 24% from Aug 2002 to Aug 2010 which is just above the regional rate (23%) and less than the national rate (31%). Incapacity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

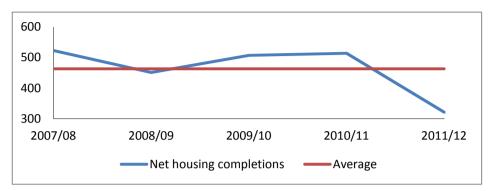


² 2008-based Subnational Population Projections, Department for Communities and Local Government (2010)

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



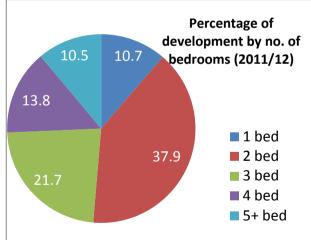
completions have been semi detached houses and 8.7% detached homes. The size of houses which are being built also follow a distinct trend with the majority of properties built over the last monitoring year (2011/12) being 2 bed dwellings. Past trend data for the last 10 years reveals that almost half 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 Indictor	

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

Total employment by sector 2011 Real estate activitrs Electricty, gas, steam and Information and air conditioning supply communication other service activities _ 2% . Water supply; sewerage, Arts, entertainment and waste management and recreation remediation activities Manufacturing, 2% 0% Construction . Wholesale and retail trade; repair of motor Public administration and vehicles and motorcycles defence; compulsory 16% social security 5% Financial and insurance _ _ Human health and social activities 5% work activities 14% Administrative and support service activities. 6% _Transportation and Professional, scientific storage and technical activities 11% Accommodation and Education food service activites 11% 9%

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.

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 sae 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

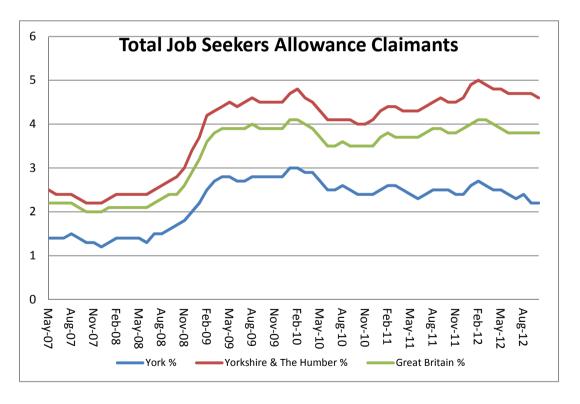
Figure 6: Full-time earnings in pounds (£) (ASHE 2011)											
York Yorkshire and Humber England and Wales											
25% earn less than	18,777	17383	18,500								
40% earn less than	22,304	21271	22914								
60% earn less than	27,703	27393	30000								
70% earn less than	70% earn less than 32,138 31127 34649										
Mean income	Mean income 29,904 28135 33127										

compared to males £20,680, both of which are below the national average.

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.

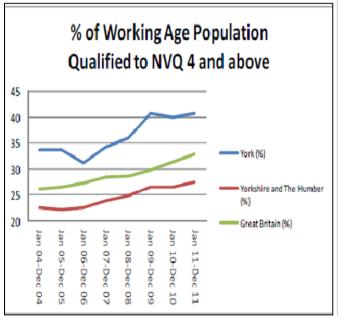
The growth in JSA claimant count is acknowledged to be the lowest after Cambridge and Oxford and is the lowest total number in the last 4 years. Furthermore, York has the third lowest youth JSA rate after Oxford and Cambridge in September 2012 (Centre for Cities).

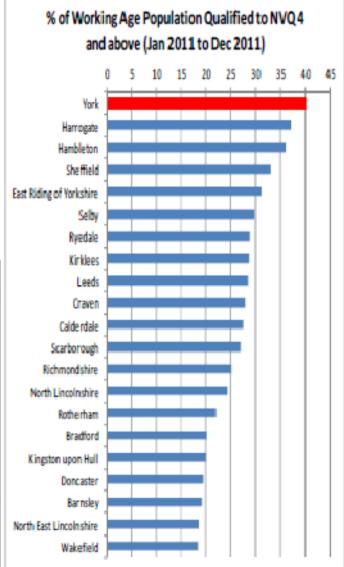


³ York's Labour Market Profile (Nomis, November 2012) www.nomisweb.co.uk

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

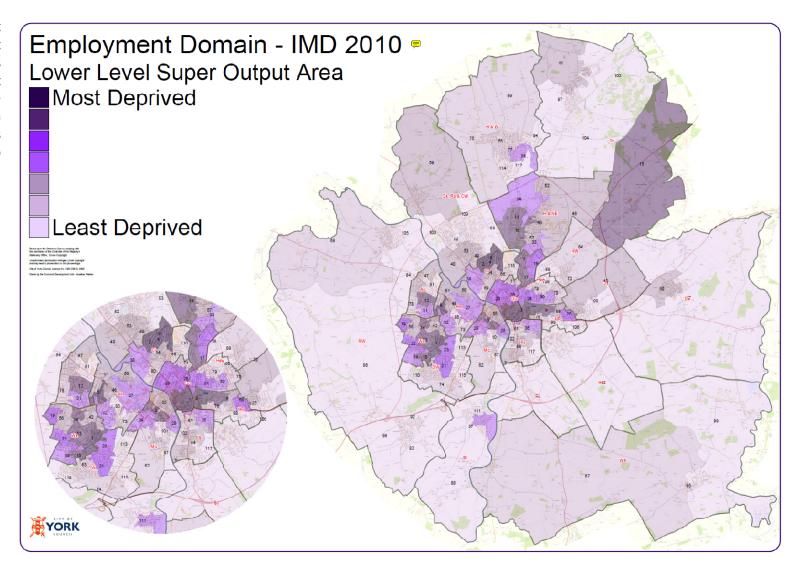
has also been recognised as complementary and York is identified as being economically independent to Leeds with only 5% of residents in York commuting to Leeds in 2004 and very few Leeds residents working in York. The report goes further to say that "while making the most of collaborating with Leeds 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.

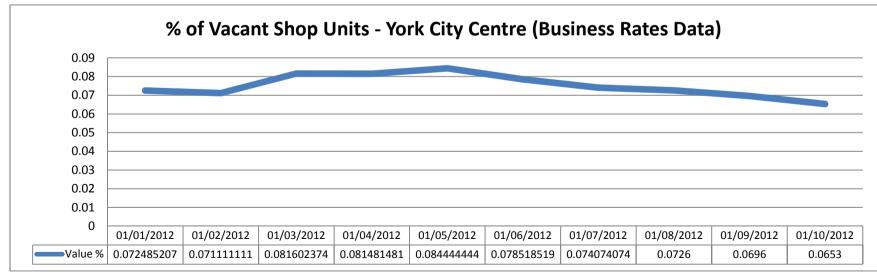
Footfall and Retail Change in Footfall

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 lat 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.

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%



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)	1	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	York	Apr-13	16.2%	8.9% (Apr 08) 5.5% (Apr 09) 14.7%(Apr 10)		22.3%	NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
year				14.7% (Apr 10) 14.7% (Apr 11) 20.9% (Apr 12)				
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	York	2010	244	242 (2007)		177.5	Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
deprived and 354 = least deprived) 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
% of young people not in education, employment or training.	York	2012	4.9%	5.6% (2011/12) 3.7% (2010/11) 4.3% (2009/10) 4.2% (2008/09) 3.8% (2007/08)	1		Nomis.	York Council Plan
Number and (%) of vacant city centre shops	York	July 2012	52 (7.4%)	55 (8.2) (April 12) 53 (7.8) (April 11) 54 (7.8) (April 10)				City of York Council Plan; Town Centre Health Check (former PPS4)
Completed A1 (Food and non- food) floorspace (gross and net) by location								,
completed A2-A5 floorspace (gross and net) by location								

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

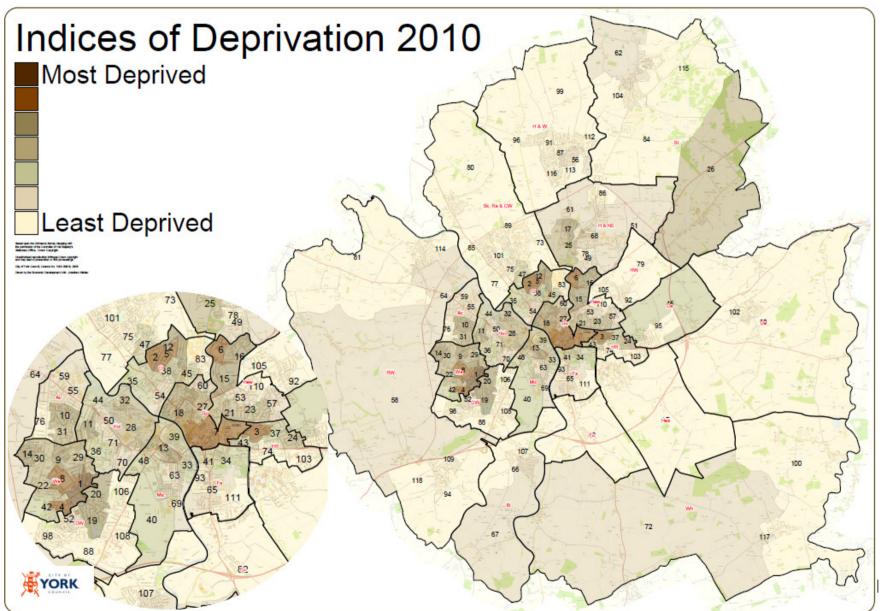
Indices Of Deprivation	Withi	n the 20% Deprived	Most	2007 -	Within	2007 -		
Domains	2004 2007 2010 IMD IMD IMD		2010 change	2004 IMD	2007 IMD	2010 IMD	2010 change	
Overall IMD	11	8	8		1	1	1	
Income	10	9	7		3	1	0	
Employment	10	7	6		3	1	0	
Health Deprivation & Disability	3	2	4		0	0	1	
Education Skills & 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	

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.

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

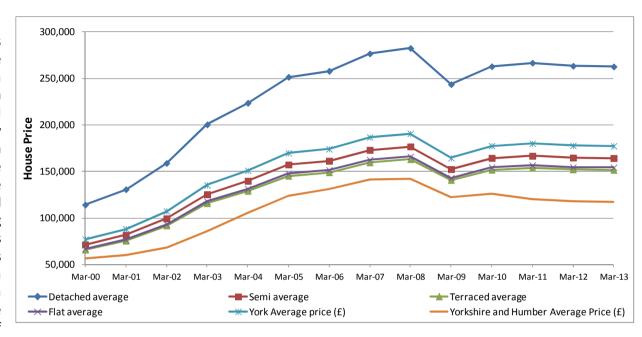
⁵ A Super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the Index of Multiple Deprivation and each SOA contains an average of 1,500 people.

Overall deprivation in York from the Index of Multiple Deprivation 2007

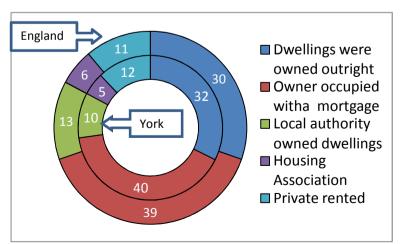


Access to Housing and Suitable Accommodation

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 lead 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- 2008^{6} .



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.

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	York	2010	8	12 (2007)			•	Quality of Life
20% most deprived in the Country							Deprivation 2010	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	1		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

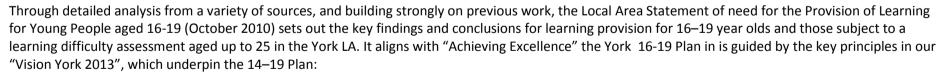
EDUCATION

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.

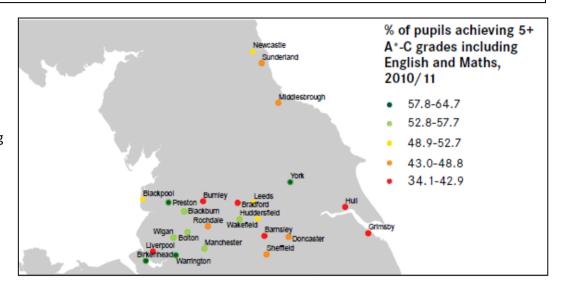
Since 2005 central government has been engaged in a far reaching programme of reforms to the 14-19 phase of education in England. The reforms are founded in the widely accepted recognition that the skills and qualification levels of young people must be significantly raised if they are to achieve economic 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.

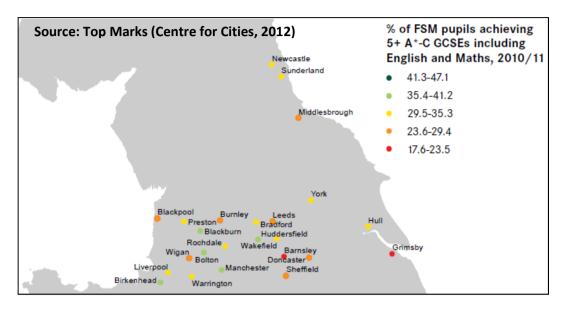


- Providing the highest quality education and training for all York learners;
- Meeting the needs of all learners in York, but with a key focus on groups which are currently less well served, including NEETs and learners with *learning disabilities and/or difficulties;*
- Putting the needs of the learner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

ilidicators								
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)	1	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)	1	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 1.1 million 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

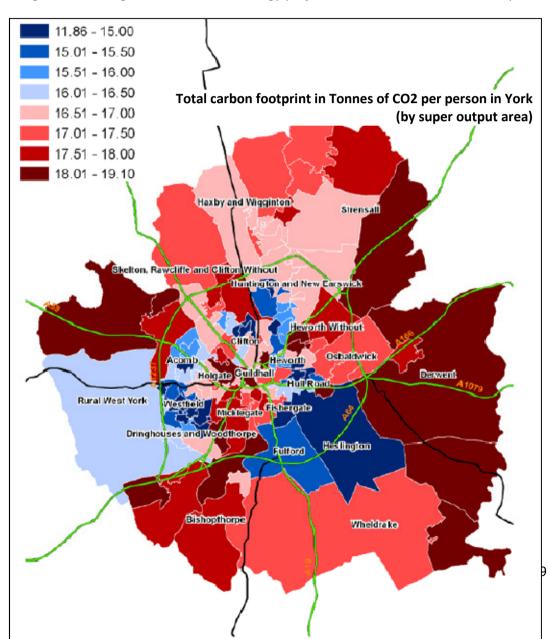
emissions of greenhouse gases by 2020. To ensure the city can met it challenging carbon reduction targets, modelling was carried out to inform the climate change action plan and SEAP. This modelling illustrated that government intervention alone would not achieve the targets locally, and illustrated that over the coming years York could plausible 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 largescale 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

- 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

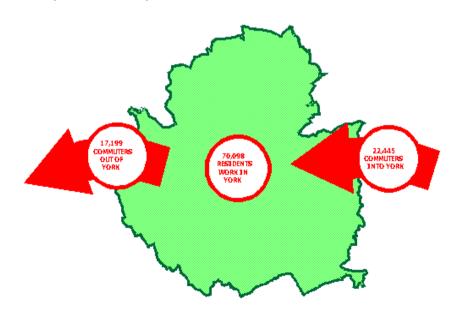
Reduction in Ecological Footprint	York	2006	4.72	5.3 (2001)	4.64	Stockholm Environment Institute (SEI)	Local Indicator
Reduction in York's Carbon Footprint	York	2006	12.61	n/a	12.1	Stockholm Environment Institute (SEI)	Local Indicator
National Indicator 185: CO ₂ reduction from local authority operations	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

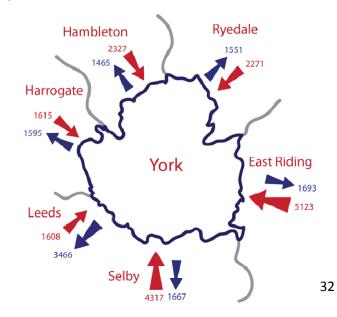
In York it is recognised that transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within York and can contribute 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



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.

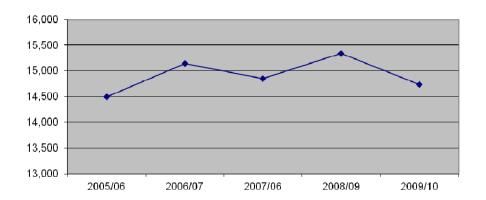
Although travel by bus in York (as a percentage of overall trips) is slightly lower compared to the areas previously mentioned, patronage has remained roughly static around approximately 15m passenger trips per year (of which approximately 2.8 million are Park & Ride passengers), and is slightly above 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

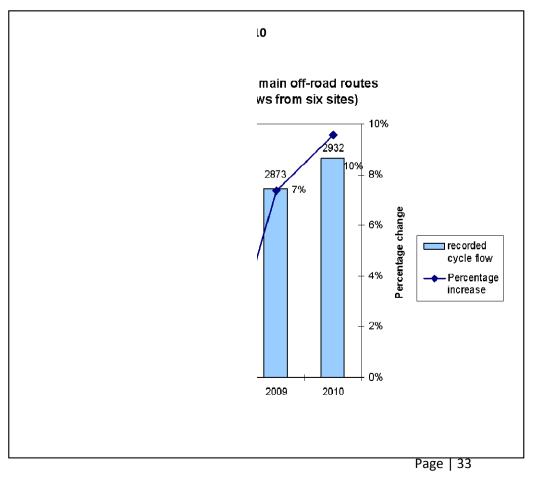
frequent services to the city centre from at least these areas. However, it would also appear from Figure 5.x5 that services from these areas to other parts of the York, such as out-of-town developments, are not so well provided.



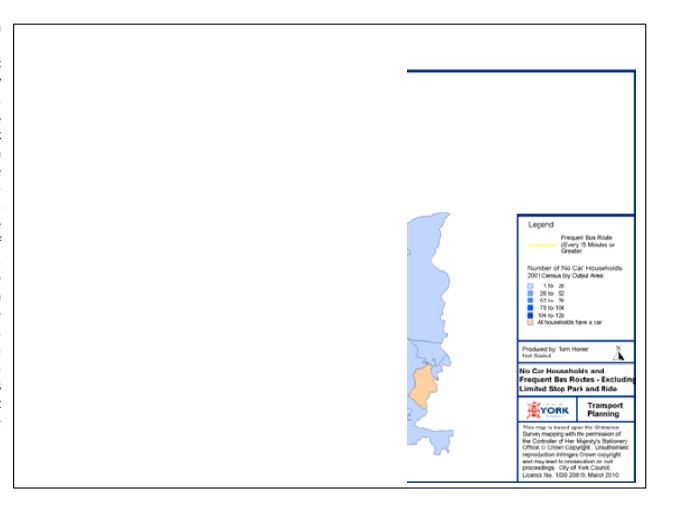
Be part of it!

Local bus passenger journeys per annum (000s)



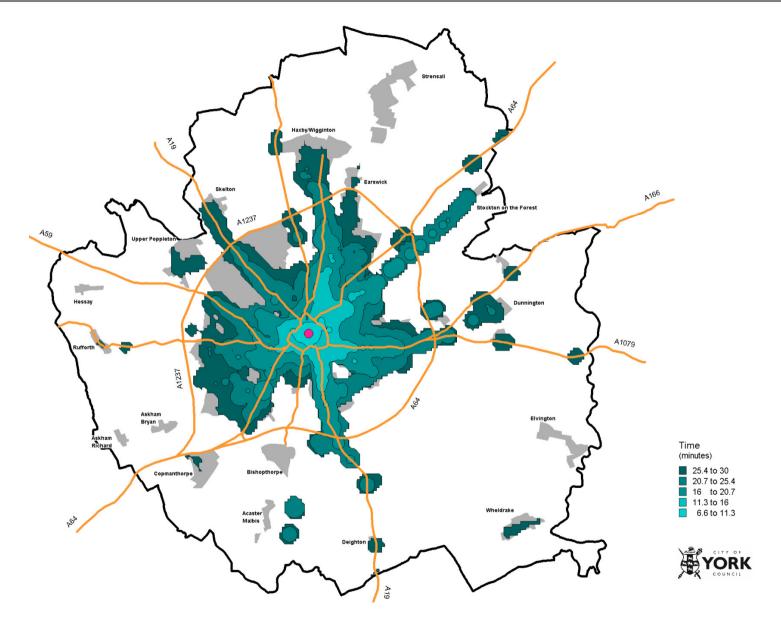


Currently, 83% of York's working age population have access to employment by public Transport¹⁰. However, accessibility (to the city centre) by public transport varies significantly. Access is generally good in along the urban corridors, with services, comprising a mixture of high-frequency local bus 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.



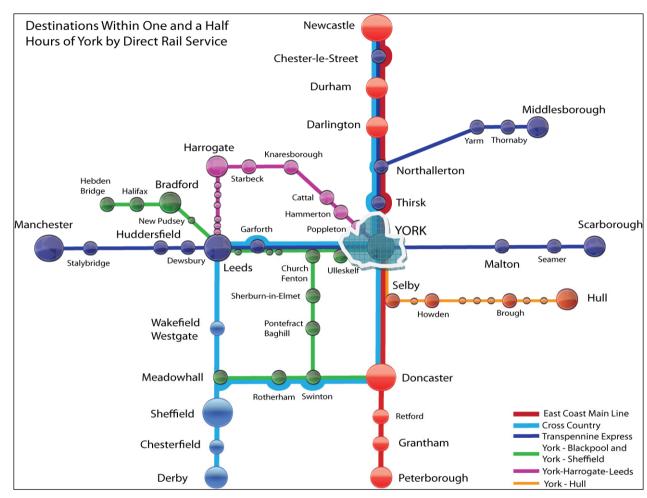
¹⁰ National Indicator NI 176





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.

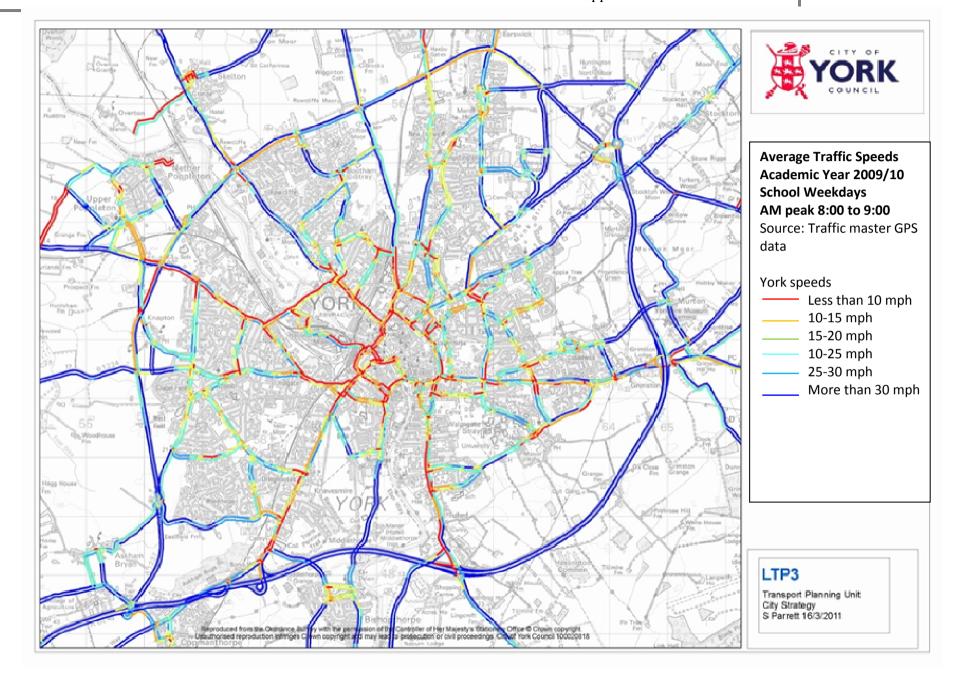
Since publication of LTP3, City of York Council has made successful bids to the national government's Local Sustainable Transport Fund (LSTF) and Better Bus Area Fund to implement various packages of sustainable transport measures to help realise this vision. The LSTF funded 'i-Travel York' programme conststing 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 show 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.



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	York	2009/10	14,774,800	n/a	n/a	n/a	CYC LTP3 (LI3)	City of York Council Plan
authority								
Total Park and Ride passengers	York	2011/12	4.06m	3.76m (2010/11)		n/a	CYC LTP3 (LI3)	City of York Council
				3.67m (2009/10) 3.69m (2008/09)				Plan
% of new residential development	York	2011/12	1) 98.9	2010/11:		N/a	Local Plan Monitoring –	Annual Monitoring
within 30 minutes public transport		,	2) 93.2	1) 99.0		,	local indicator	Report Core
time of:			3) 98.3	2) 94.9				Indicators
1) GP surgery			4) 98.0	3) 99.0				
York Hospital Primary School			5) 99.2 6) 98.9	4) 98.8 5) 99.0				
4) Secondary school			0, 30.3	6) 98.4				
5) Area of employment				,				
6) Major retail centre								
Children travelling to school by	York		31%	TBC	TBC	n/a	Annual School Census,	City of York Council
car aged 5-10							LTP3 (LI5)	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%	ТВС	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

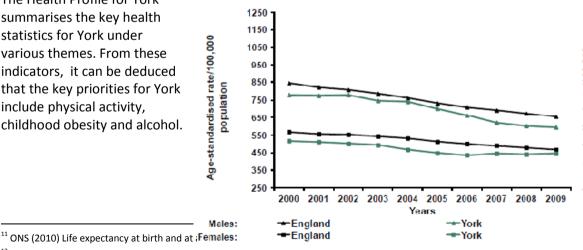
On the whole York is a healthy city with good quality health and social services. The current picture of the City's health and well-being is consistent with a regional and national perspective.

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.

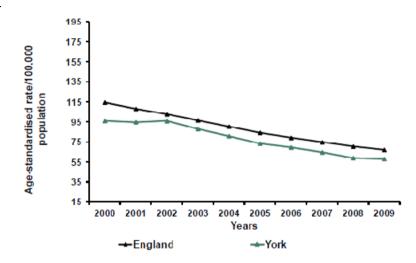
Currently vital statistics data shows that the main causes of death within York both males and females are cancers and illnesses connected to the circulatory system. Aside from these two illnesses, deaths from heart disease is also high.

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.

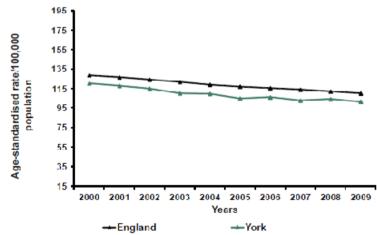
All age, all cause mortality



Early death rates from heart disease and stroke



Early death rates from cancer



¹² www.healthprofiles.org, (Department of Heatn, 2012)

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

England	England	Average	England
Worst			Best
	25th	75th	
	Percentile	Percentile	

	inicality better than England average					Percentile Percentile	
Domain	Indicator	Local No. Per Year	Local Value	Eng Avg	Eng Worst	England Range	Eng Best
	1 Deprivation	13150	6.8	19.8	83.0		0.0
ities	2 Proportion of children in poverty ‡	4210	13.9	21.9	50.9		6.4
mum	3 Statutory homelessness ‡	183	2.2	2.0	10.4	4	0.0
Our communities	4 GCSE achieved (5A*-C inc. Eng & Maths)	1102	62.1	58.4	40.1	•	79.9
ō	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
	7 Smoking in pregnancy ‡	308	13.9	13.7	32.7		3.1
s and ople's	8 Breast feeding initiation ‡	1643	73.8	74.5	39.0		94.7
Children's and young people's health	9 Obese Children (Year 6) ‡	235	14.7	19.0	26.5	•	9.8
Chik	10 Alcohol-specific hospital stays (under 18)	23	65.1	61.8	154.9	O	12.5
	11 Teenage pregnancy (under 18) ‡	91	29.1	38.1	64.9	0	11.1
ס	12 Adults smoking ‡	n/a	18.5	20.7	33.5	•	8.9
Adults' health and lifestyle	13 Increasing and higher risk drinking	n/a	24.5	22.3	25.1	0	15.7
s'health lifestyle	14 Healthy eating adults	n/a	28.3	28.7	19.3		47.8
Mulks i	15 Physically active adults ‡	n/a	12.2	11.2	5.7	0	18.2
	16 Obese adults ‡	n/a	23.0	24.2	30.7	0	13.9
	17 Incidence of malignant melanoma	27	14.0	13.6	26.8	O	2.7
	18 Hospital stays for self-harm ‡	423	201.3	212.0	509.8	O	49.6
9	19 Hospital stays for alcohol related harm ‡	3433	1413	1895	3276	0	910
Disease and poor health	20 Drug misuse	993	7.2	8.9	30.2	0	1.3
Disea	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	0	152
	24 Hip fracture in 65s and over ‡	224	467	452	655	0	324
	25 Excess winter deaths ‡	121	23.0	18.7	35.0	0	4.4
	26 Life expectancy – male	n/a	79.8	78.6	73.6		85.1
Life expectancy and causes of death	27 Life expectancy – female	n/a	83.0	82.6	79.1	0	89.8
fe expectancy ar causes of death	28 Infant deaths ‡	11	5.0	4.6	9.3	0	1.2
expec	29 Smoking related deaths	297	189	211	372	•	125
Life	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 Pub	lic Hea	lth Ou	tcome	s 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)		,	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	9		· ·	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		2012; Place survey 2008/09	Big York Survey 2012; CYC National Performance Indicators (NI 119)

GREEN INFRASTRUCTURE & BIODIVERSITY

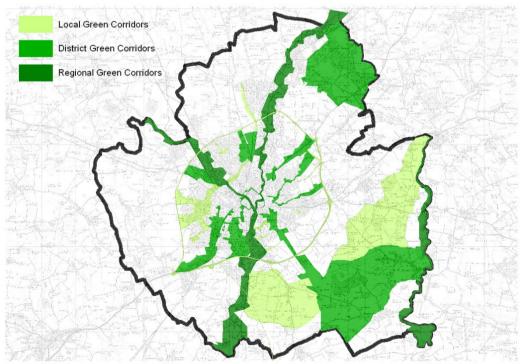
Green Infrastructure (GI) encompasses all "green" assets in the authority, including individual components from parks, the river corridors, street trees and managed and unmanaged sites to designed and planted openspaces. A number of these are also recognised heritage assets within the city. For example,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

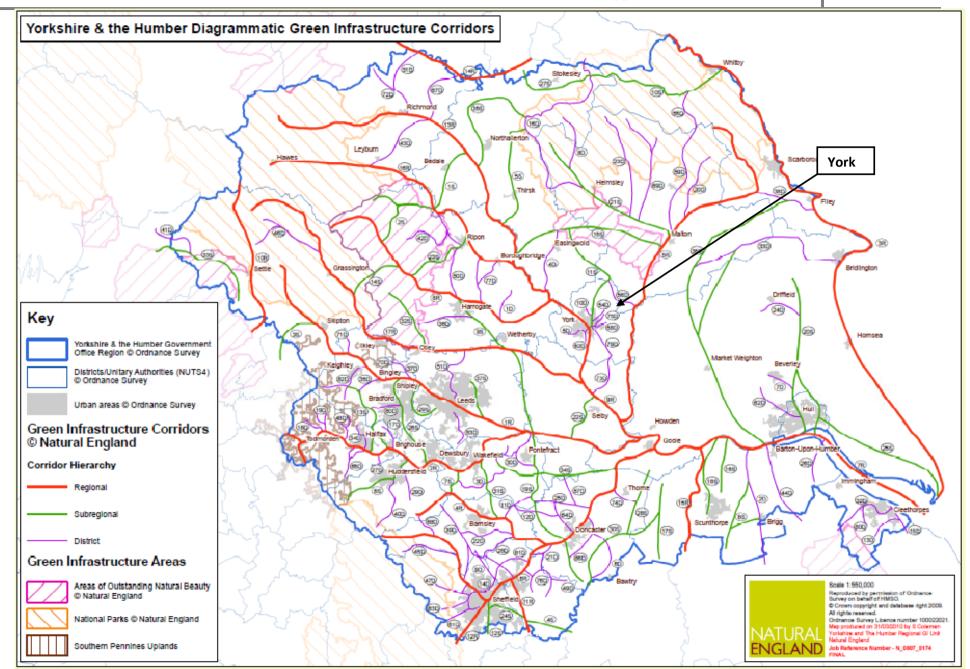
Green Infrastructure Corridors

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:

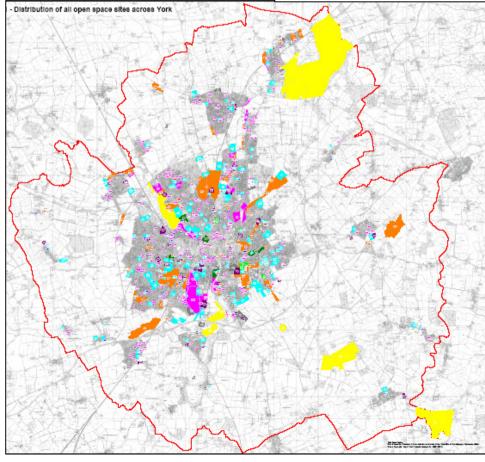
Park and Gardens: On the whole there is a good level of access to parks within the urban area but there are issues of provision for residents in out lying areas. Access should be maximised via sustainable transport routes and

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 news sites which fulfil this criteria. Furthermore, 87 additional sites have been recorded for their wildlife value but do not formally make the criteria to be a SINC site. 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

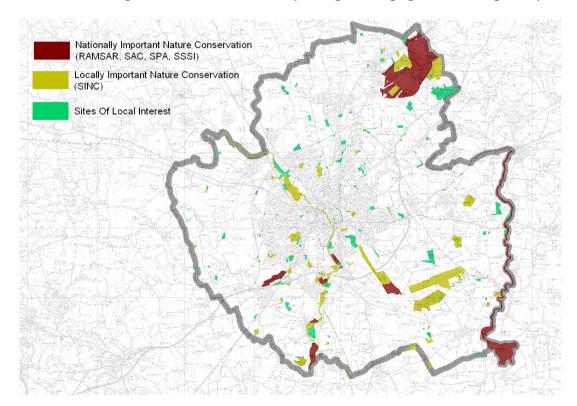
In addition to openspace and nature conservation sites, York has 3 main rivers - the Ouse, Foss and Derwent along with associated becks and tributaries, within its

Title	Total	Total	Total
	No	Area	Length*
SSSI's:	9	895.08	18000
Strensall Common, Heslington Tilmire,			
Askham Bog, Fulford Ings, Naburn Marsh,			
Church Ings, Acaster South Ings, Derwent			
Ings and the River Derwent.			
SAC's:	3	714.75	18000
Strensall Common, Askham Bog and			
Derwent Ings			
SPA's:	1	136 ha	
Lower Derwent Valley		(682 ha)	
NNR's:	1	136 ha	
Lower Derwent Valley		(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		· · · · · · · · · · · · · · · · · · ·	

^{*}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	ТВС	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, subregional 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	ТВС	ТВС	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	ТВС	CYC Monitoring / Biodiversity Audit	

WATER, FLOODING AND FLOOD RISK

Flood risk

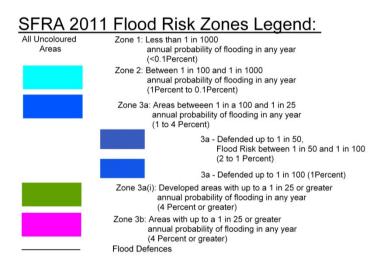
There is a well documented history of flooding from the River Ouse, with the records for York dating back to 1263. More recently, the Ouse hit the local and national media headlines as a result of widespread flooding in autumn 2000 and high river levels in September 2012. The map shows the areas within 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.

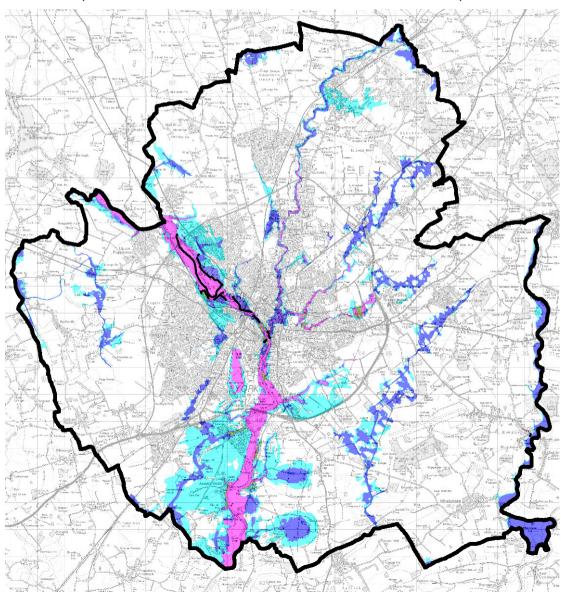
The SFRA is based on Environment Agency mapping which is considered reliable for the York area and unlikely to be modified significantly. Work is ongoing at present to update the SFRA in accordance with the NPPF as an evidence base for the LDF. This will feed into the baseline when it is complete. A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



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 aguifers 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:

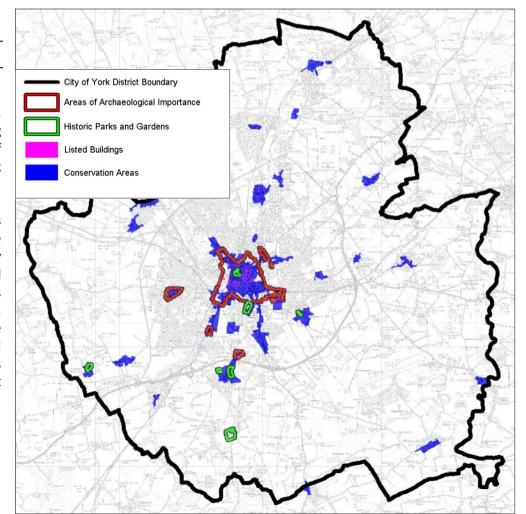
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Number of flooding events	York	2012	Tbc	Tbc	Tbc	Tbc	CYC	
Magnitude of flooding events	York	2012	Tbc	Tbc	Tbc	Tbc		
No. of applications referred to	York	2012	Tbc	Tbc	Tbc	Tbc		
Environment Agency								

HERITAGE ASSETS AND CONSERVATION

Heritage Assets

The historic environment of the City of York is of international, national, regional and local significance. This 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

Factors	Themes	Characteristics		
GeologyClimateTopographyLandscapeResources/Materials	 Economy (Farming, Trade, Industry, tourism) Administration (government, education, health) Ecclesiastical / Belief Military / Defence Communication Residential Leisure / performance 	 Strong Urban Form Compactness Landmark monuments Architectural character Archaeological complexity Landscape and setting 		

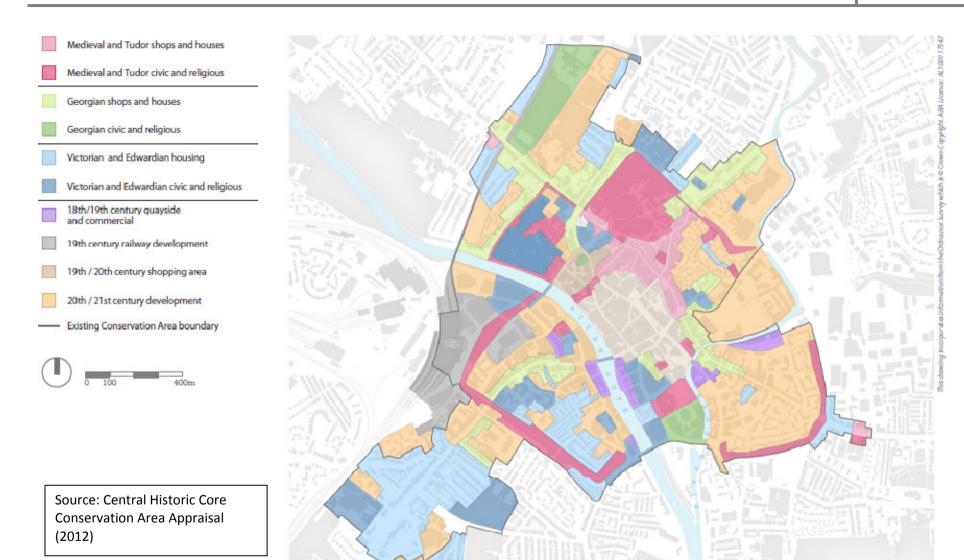
special qualities. The factors are large-scale, almost deterministic environmental elements with which humans have interacted and produced the historic environment. The themes provide a high level categorisations which allows the narrative of human action to develop across chronological divisions. The 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.'

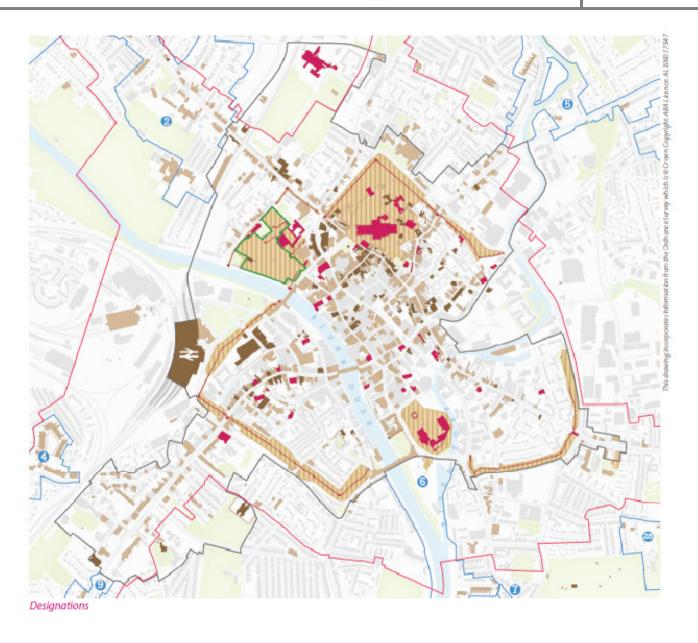
A study of the Central Historic Core was undertaken in two parts to enable an understanding of the character of the historic Core and how to manage it in the future. The first part sets out the Conservation Area's history and character at the city level and then divides the area into two dozen character 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.



Prevailing townscape and building character





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 ositive experience for the city.

maicators								
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)	5
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).

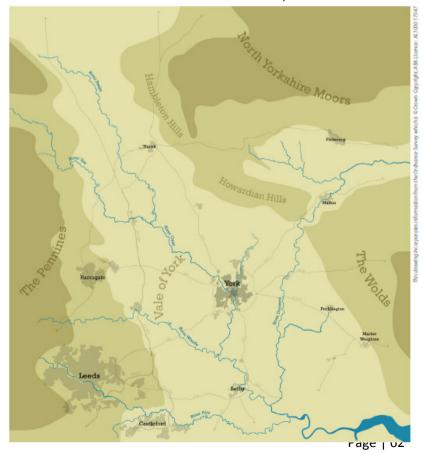
Natural England's National Character Area for the Vale of York¹⁵ describes how York sits astride the River Ouse in the centre of the Vale of York, where the Ouse meets its tributary the River Foss. The Vale is a large low-lying basin stretching over 30 miles from Northallerton in the north to the Humber 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 it's setting. The open approaches enable the city to be experienced within its wider setting establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages.

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)

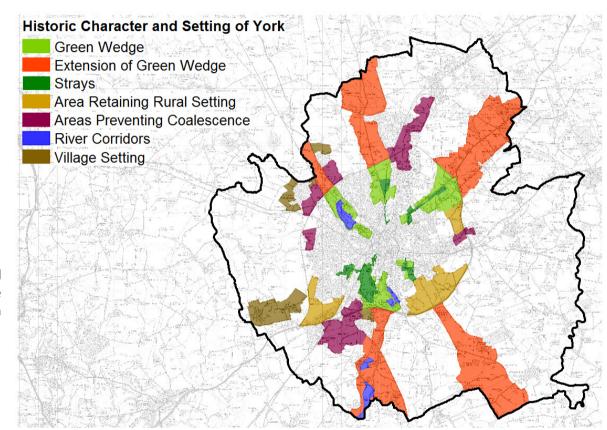
the east and surrounded by a relatively evenly spaced pattern of villages. Within a relatively small area (272 square kilometres) the York area boasts a range of sites with habitat and conservation value. These sites include ancient flood meadows, species-rich grasslands, lowland heath, woodlands and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

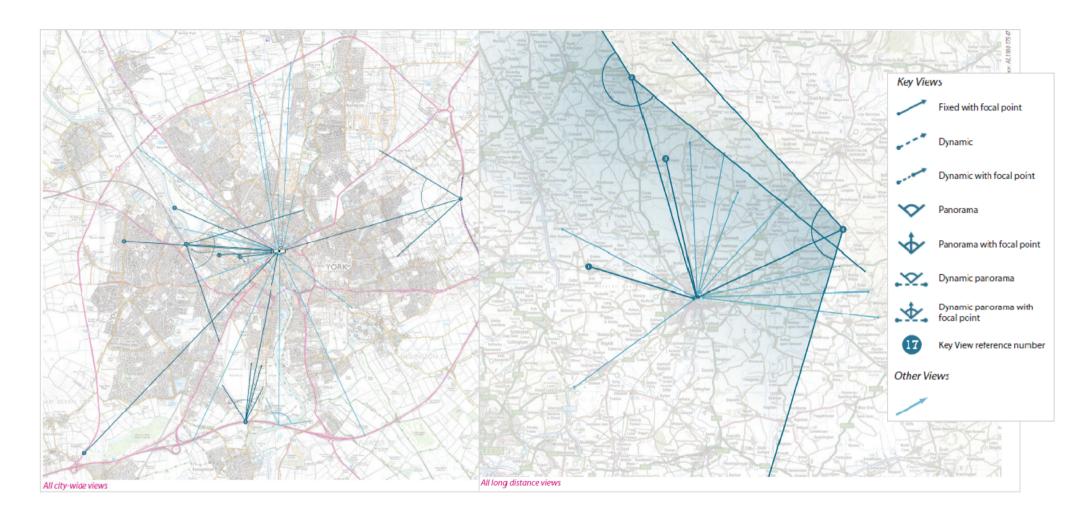
Specifically, the historic central city of York is recognised as important in the NCA as follows:

- 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 if 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)

o 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 aguifer (the Sherwood Sandstone aguifer, 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 aguifers 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)

- o 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

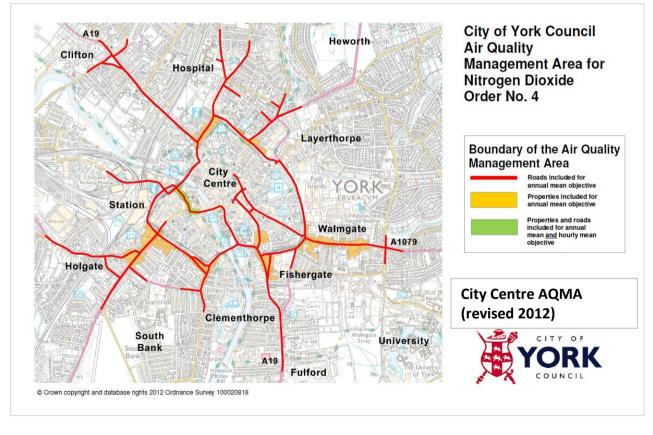
- York's Landscape is a primary feature of York's historic character and setting;
- There are specific elements of the landscape that need to be preserved in order to appreciate the whole of York's context;
- The City of York sites within the Vale of York which has key ecosystem services which need to be preserved or enhanced.
- Views from and to the landscape and built environment features are an important feature of York's character.

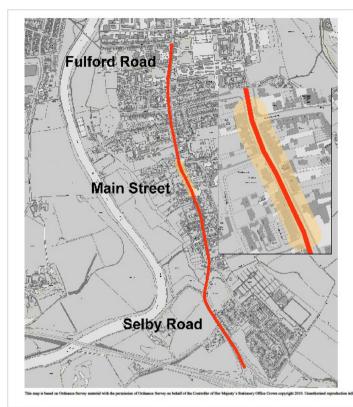
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Loss of strategic views	York	TBC	TBC	TBC	TBC	TBC		
Percentage of land covered by environmental stewardship agreements	York	TBC	TBC	TBC	TBC	TBC		
Percentage of the authority covered by Landscape character assessment	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

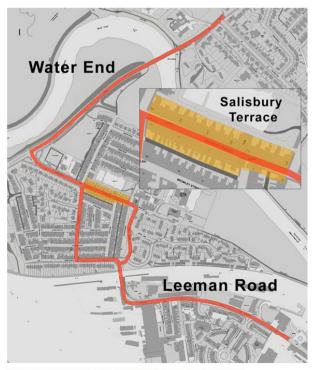
Fulford Road AOMA (April 2010)

Boundary of the Air **Quality Management Area** Roads **Properties**

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.



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).



City of York Council Air Quality Management Area Nº 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 model shift in Transport and moving to low emission technologies with supporting infrastructure.
- York's ambition is to become the first low emission city.

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 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								

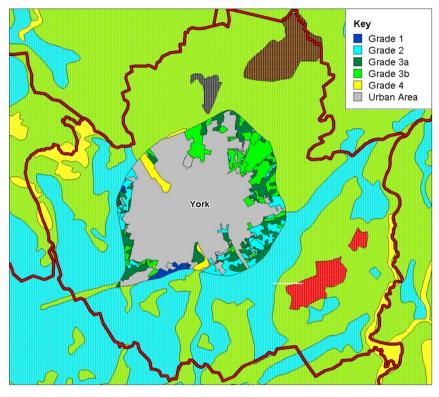
SOILS

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. Highquality 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 guarter 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

activities.

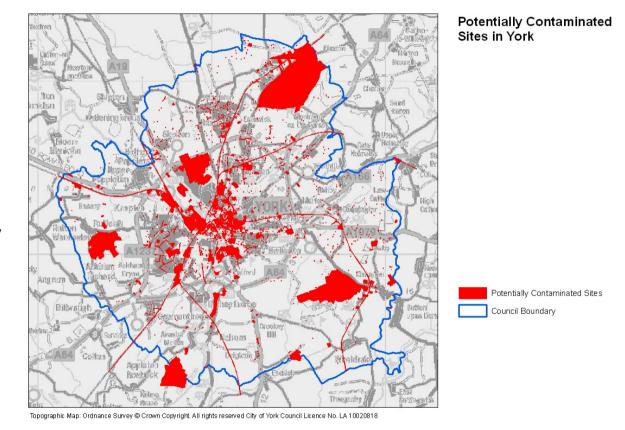
The UK has a considerable legacy of historical land contamination involving a wide range of substances. On all land there are background levels of substances, including substances that are naturally present as a result of our varied and complex geology and substances resulting from diffuse human pollution. 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

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.

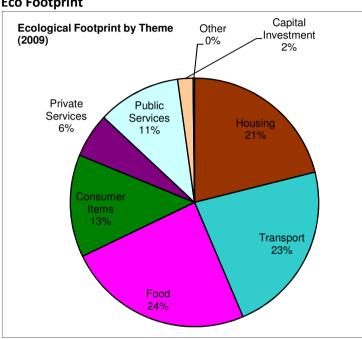
Key messages from the baseline

- 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.

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 Living¹⁸. 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 aguifer 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.

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	_	

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

New figures for CO_2 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 CO_2 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

CO ₂ emissions for York										
Year	Industry and			Grand Total						
	Commercial	(kilo	Transport	(kilo tonnes)						
	(kilo tonnes)	tonnes)	(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)									

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.

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 arounds to promote sustainable living and has been presented in comparing to the public beautiful over



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.

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 it 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.

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

		T				Τ	1	1
Average annual domestic	York	2010	3,819	3977 (2007)	4	England & Wales	DECC: Statistics &	
consumption of electricity (kwh)				3817 (2008)		-	high level indicators	
in York				3,820 (2009)	V /	4,150		
Average annual industrial	York	2010	73,856	72,212 (2006)		England & Wales	DECC: Statistics &	
consumption of electricity (kwh)				67,598 (2007)		-	high level indicators	
in York				67,631 (2008)		76,863		
				70,215 (2009)				
Estimated number of households	York	2010	13404	13,100 (2009)		North Yorkshire -	DECC, Fuel Poverty	
in fuel poverty						90,407	statistics	
% of households fuel poor	York	2010	16.1%	15.7% (2009)		North Vorkshire -	DECC, Fuel Poverty	
70 of flouseffolds fact pool	TOTK	2010	10.170	13.770 (2003)		19.8%	Statistics	
						15.670	Statistics	
Number of kg of household	York	2011/12	tbc	629 (2008/09)		n/a	City of York Council	National Quality of Life
waste collected per head of				614 (2009/10)			Plan NPI 191	Indicators, CLG;
population				582 (2010/11)				Sustainable
								Communities, Egan
								Review;
% of household waste which has	York	2011/12	tbc	45.1% (2008/09)		12.4	City of York Council	National Quality of Life
been recycled and composted				43.26% (2009/10)			NPI 192	Indicators, CLG;
				45.1% (2010/11)				Sustainable
					•			Communities, Egan
								Review;
% of household waste which has	York	2011/12	tbc	55.1% (2008/09)		n/a	City of York Council	National Quality of Life
been landfilled				56.7%(2009/10)			Plan NPI 193	Indicators, CLG; Egan
				54.5% (2010/11)	₹			Review;
% of households resident in the	York	2011/12	tbc	86.7% (2006/07)		n/a	City of York Council	National Quality of Life
authority's area served by				86.98% (2007/08)			Plan local indicator	Indicators, CLG;
kerbside collection of at least				87% (2008/09)				Sustainable
two recyclables				92.3 (2009/10)				Communities, Egan
				99.4% (2010/11)				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 0f 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.

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
How safe or unsafe do you feel	York				2008/09:		Place survey 2008/09; Big	Local Quality of Life
when outside in you local areas after					61% safe		York Survey (2012)	Indicators, CLG
dark: % safe or fairly safe?					24% unsafe			
How safe or unsafe do you feel	York				2008/09:		Place survey 2008/09; Big	Local Quality of Life
when outside in you local areas					94% safe		York Survey (2012)	IndicatorsCLG.
during the day: % safe or fairly safe?					2% unsafe			
% of residents surveyed feeling that	York				55% (2007/08)		City of York Talkabout	Without Walls (LSP)
York is a safe place to live					64% (2008/09)	1 7	Survey; Big York Survey	Success Measure - Safer
							(2012)	City
Rate of domestic burglaries	York				11.4% (2008/09)		City of York Council Plan	National Quality of Life
						_	BVPI 126	Indicators, CLG, Egan
								Review - Sustainable
								Communities Indicators
Number of serious violent crimes	York	2010/11			151 (0.78) (2008/09)		National Performance	Local Quality of Life
					123 (0.63) (2009/10)		Indicator NPI 15	Indicators, CLG
Number of serious acquisitive	York	2010/11			3459 (17.9) (2008/09)		City of York Council BVPI	Local Quality of Life
crimes					1998 (10.2) 2009/10)		127b	Indicators, CLG
Number of vehicle crimes per 1,000	York	2010/11			20.8 (2005/06)		North Yorkshire Police	Local Quality of Life
population					19.2 (2006/07)		Authority / BVPI 128	Indicators, CLG

New framework	New sub-objectives	SEA	Indicative Indicators to use
objective	Will the policy/allocation:	Topic	For Policy Monitoring For Site Allocation
To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	• Population	 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: 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: City Centre – 75dph; Urban area – 50 dph; Suburban area (and Haxby) – 40 dph Rural area – 30 dph Average house prices by type

2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	Human health	 % 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. 	Access to: doctors openspace
3	Improve education, skills development and training for an effective workforce	 Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all; 	Population	 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 	 (Housing) Access to: nursery provision primary schools secondary schools higher education facilities (Employment) Access to: nursery provision

	Create jobs and deliver growth of	Help deliver conditions for business success and investment;	N/a	BD1: Total amount of additional employment floorspace – by type (gross and net)	Not applicable at location level assessment but
i	a sustainable and inclusive	-		BD2: Total amount of employment floorspace on previously developed land (square metres)	linked to all Transport accessibility given relationship to commuting
(economy	Deliver and promote stable economic growth;		Core Indicator BD3: Employment land available by type (in hectares)	
		Enhance the city centre and its		BD4: Amount of completed retail, office and leisure	
		opportunities for business and leisure;		development in different locationsAmount of additional employment land (hectares) developed for	
		Provide the appropriate		B1, B2 & B8	
		infrastructure for economic growth;		% of working age population in employment	
		 Support existing employment drivers; 		 Local Indicator: Annual visitor expenditure and % increase on previous monitoring year 	
		Promote a low carbon economy		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	
				Town Centre Health Check Indicators to include:	
				 Diversity of main town centre uses (by number, type and amount of floorspace; 	
				 Shopping rents (pattern of movement in Zone A rents within 	
				primary shopping areas);	
				 Proportion of vacant street level property and length of time properties have been vacant; 	
				Pedestrian flows (footfall); and	
				Customer and residents views and behaviour.	
				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.	
			1	 % increase in no. of jobs on previous monitoring year 	

5	Help deliver equality and access to all	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	N/a	 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. 	Access to:
6	Reduce the need to travel and deliver a sustainable integrated transport network	 Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	Air Climatic factors	 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 Number of developments submitting travel plans; Length of Public Rights of Way; New provision of cycle paths or cycle path improvements. Congestion: Additional travel delays to be measured against targets (85% by 2016, 80% by 2021 and 78% by 2031. 	Access to: non-frequent bus routes frequent bus routes park and ride bus stops railway station by walking railway station by cycling adopted highways Cycle routes Additional access for Housing sites: Neighbourhood parade Supermarket Access to: Pedestrian Right of Way (PROW)

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

- Reduce or mitigate greenhouse gas emissions from all sources:
- Plan or implement adaptation measures for the likely effects of climate change;
- Provide and develop energy from renewable, low and zero carbon technologies;
- Promote sustainable design and building materials that manage the future risks and consequences of climate change:
- Adhere to the principles of the energy hierarchy;.

Climatic factors

- 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.

Linked to all:

- All Transport accessibility indicators given relationship to trip generation and emissions
- All flood risk indicators given its link to managing the effects of climate change
- All Green infrastructure indicators given its link to managing the effects of climate change
- Air Quality Management Areas given its link to emissions.

8	Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment	 Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	Biodiversity Flora Flora	• Fauna	•	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;	 Distance to/ incorporates: 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	 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 	• Soil		•	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.	 Brownfield / Greenfield/ Mixed Agricultural Land Classification
10	Improve water efficiency and quality	 Conserve water resources and quality; Improve the quality of rivers and groundwaters; 	 Water 			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)	Not applicable at location level assessment

	generation and increase level of reuse and recycling	 Promote reduction, re-use, recovery and recycling of waste Promote and increase resource efficiency 	Material assets	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	 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. 	Air Human health Climatic Factors	NI185: Council CO ² NI186: CO ² Emissions 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 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	Within/proximity to: Air quality management area (AQMA)

13 Minimise flood risk and reduce the impact of flooding to people and property in York	 Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	WaterHuman healthClimatic factors	•	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)	Within: • 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	 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: Strong Urban Form Composite Composite Character and distinctiveness through location and high quality design in line with the Heritage Topic Paper's 6 key principles: Archite Composite Composite Composite Composite Composite Composite Composite Composite Complexity Architectural complexity Setting 		•	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	 Distance to: Listed Buildings Scheduled Ancient Monuments Areas of Archaeological Importance

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en na	rotect and nhance York's atural and built indscape	 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 	Cultural heritage Landscape	 % of population with 20+ha of accessible woodland and seminatural 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 	 Within: 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
1	Compatible or incompatible depending on implementation

			LOCAL PLAN	VISION (OBJEC	TIVES)			
SA	OBJECTIVES		Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people. 	0	0	++	I	I	1
2	Improve the health and well-being of York's population.	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	+	++	0	++	++
3	Improve education, skills development and training for an effective workforce.	 Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	++	0	++	0	0	0
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	 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; 	++	++	+	I	I	I

			LOCAL PLAN	VISION (OBJE	CTIVES)			
SA	OBJECTIVES		Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
	economy.	 Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 						
5	Help deliver equality and access to all.	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	++	++	0	0	0
6	Reduce the need to travel and deliver a sustainable integrated transport network.	 Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	++	++	++	*	+	+
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	 Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	-	+	-	+	+	++
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	 Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	I	0	1	0	++	**
9	Use land resources efficiently and safeguard their quality.	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	I	0	I	I	++	++
10	Improve water efficiency and quality.	 Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	0	-	0	++	++
11	Reduce waste generation and	 Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	0	-	0	0	++

			LOCAL PLAN	VISION (OBJE	CTIVES)			
SA	increase level of reuse		Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
	and recycling.							
12	Improve air quality.	 Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	I	++	1	0	0	++
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	 Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	I	0	I	0	++	++
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	 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. 	1	0	++	++	0	0
15	Protect and enhance York's natural and built landscape.	 Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	I	0	I	++	++	++
Co	nflicts	Where conflicts between the Local Plan objectives and the SA of need for growth on the one hand and the need to conserve rest objectives that relate to job creation and building strong comm associated with new housing and economic development, which In some cases compatibility will depend on the implementation proposals of the Plan itself. This particularly reflects uncertainful and housing development and the potential for both adverse a associated with growth.	sources on nunities are ch may be n of the Lo ties with re	the other e likely to incompat cal Plan o espect to	r. For exar lead to ind ible with S bjectives v the locatio	mple, those creased read a objective within the on and for	e Local Pla esource use es 7, 10 an policies ar m of new e	an e nd 11. nd economic

		LOCAL PLAN VISION (OBJECTIVES)					
SA OBJECTIVES		Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
Synergies	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. 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.						
Summary	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. 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.						

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

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

Section 4: Sustainable Development

4.	1: Sustain	nable Development						
SA	Objective		Opti	on 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.	 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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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 developme nt and training for an effective	 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.		

ŒΥ	Very positive impact Positive impact likely		No sign	nificant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on		
	likely		, ,	no clear			insufficient information		likel		how it is implemented	
	workforce											
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. Help Help Help Help deliver conditions for business success and investment; Deliver a flexible and relevant workford 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; Address existing imbalances of equality,					permanen to deliver	NPPF to guide sustainable it positive impacts on this central employment opportunities ent, for example.	bjective since it will help	+	development would sustainable location sustainable growth	local level policy on sustainable I guide development to the most is and this would help to ensure that is created. This would have a permanent inpact on this objective.	
5	Help deliver equality and access to all	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities				+ 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 w account of local level issues in relation to inequali would, therefore, be positive and permanent long impacts on this objective.		
6	Reduce the need to travel and deliver a sustainable integrated transport network	Delive access and cocar; Delive suppo Promo	er development where it is sible by public transport, wa ycling to minimise the use of er transport infrastructure worts sustainable travel option ote sustainable forms of travel congestion.	f the hich ns;		significant The NPPF developm	NPPF to guide sustainable and long term positive im promotes the use of public ents should be accessible be in reducing the need to to	pacts on this objective. transport and that new y public transport which	++	address in detail the of public transport,	o guide sustainable development would e need to reduce travel and maximise use and thereby have a significant positive, anent impact on this objective.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	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;				have posit to mitigate emissions	n the NPPF to guide sustain tive impacts on this objective the adverse consequence . On this basis there will be positive impacts on this ob	ve since the NPPF seeks is of greenhouse gas is positive and permanent	+	development would greenhouse gas emi	local level policy on sustainable I factor in the need to minimise ssions and thereby have a permanent and mpact on this objective.	

	++		+	0			?	-			1
KFV		e impact	Positive impact likely	_		effect /	Uncertain or	Negative impact likely		y negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likel	У	how it is implemented
8	Conserve or enhance green infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme nt	nation habits and S Prote natur Creat / geod Improinfras enviro Provid	ct and enhance international ct and enhance internationally significant priority specials within SACs, SPAs, RAMS SSIs; ct and enhance locally impose conservation sites (SINCs); enew areas or site of bio-dividentity value; we connectivity of green tructure and the natural comment; de opportunities for people is the natural environment.	cies and iARs rtant ; versity	+	have posit	n the NPPF to guide sustaina tive impacts on this objectiv gnificant protection to the n	e, since the NPFF	+	development would in relation to the na protection to the na sustainable develop	local level policy on sustainable I take account of local level characteristics tural environment, and afford significant stural environment as a consideration for sment. Together with other SA objectives nvironment there would be positive and m impacts.
9	Use land resources efficiently and safeguard their quality	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 				the effection previously despoiled, land, whe	requires that 'planning poli ive use of land by re-using lo developed' and to 'remedia degraded, derelict, contan re appropriate'. Therefore tive and permanent long ter	and that has been te and mitigate hinated and unstable reliance on the NPPF will	#	development would sustainable location developed land and also take account of	local level policy on sustainable I direct development to the most is, which include re-use of previously safeguard other land. Such a policy could i local characteristics in this regard. There significant positive and permanent long s objective.
10	Improve water efficiency and quality	ConseImpro	erve water resources and quive the quality of rivers and dwaters.	ality;	0	-	cant effect or clear link.		0	No significant effect	or clear link.
11	Reduce waste generation and increase level of reuse and recycling	Reduce waste recycling of waste; generation and increase level of reuse and				No signific	cant effect or clear link.		0	No significant effect	or clear link.
12	Improve air quality	prove air • Reduce all emissions to air from current				have posit mitigate t	n the NPPF to guide sustaina tive impacts on this objectiv he adverse impacts of clima f sustainable forms of transp	e. The NPPF seeks to te change and promotes	+	development would travel, to ensure that transport and that o	local level policy to guide sustainable I factor in the need to reduce the need to at maximum use is made of public developments are as sustainable as rel policy could also take account of local

	++		+	0			?	-			1
KEY	Very positiv	e impact	Positive impact likely	No sign	ificant	effect /	Uncertain or	Negative impact likely	Ver	y negative impact	Positive or negative impact depending on
	likely			no clear	link		insufficient information		like	ly	how it is implemented
	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.										rms of air quality and thereby have nent long term impacts on this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	 the ca Reduction Ensur does Deliver 	er. De risk of flooding; e development location and d not negatively impact on flooc er or incorporate through desi, nable urban drainage systems	lesign d risk; gn	+	adopt proc change, to on the NP	requires that 'local plannin active strategies to mitigat aking full account of flood r PF to guide sustainable dev nd permanent long term in	e and adapt to climate isk'. Therefore, relying velopment would have	++	direct development avoid locations at ri characteristics. This	to guide sustainable development would to the most sustainable locations and lisk of flooding, taking account of local s would therefore have a permanent mpact on this objective.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	chara Promi Prese non-d settin Prese which Chara	rve or enhance the special cter and setting of the historic ote or enhance local culture; rve or enhance designated and lesignated heritage assets and g; rve or enhance those element a contribute to the 6 Principle cteristics of the City as identifications.	d I their ts	+	requires the consentric requirements the consentric requirements with regardance to the consentric requirements th	affords protection to the h hat local plans should inclu rvation and enjoyment of the rement will have positive a rds to protecting York's histeritage and character.	de 'a positive strategy for he historic environment'. nd permanent impacts	++	direct development thereby avoid adve cultural heritage, ch	to guide sustainable development would to the most sustainable locations and rese impacts on York's historic environment, naracter and setting. This would have and permanent impacts on this objective.
15	Protect and enhance York's natural and built landscape	includeProteimportPromotewith itline w	rve or enhance the landscape ling areas of landscape value ct or enhance geologically tant sites; ote high quality design in cont ts urban and rural landscape a with the "landscape and Setting in the Heritage Topic Paper.	text and in g"	+ There	to and enl seek to mi local envir developm long term	requires that the planning hance the natural and local inimise pollution and other ronment. Reliance on the Nent would therefore have pimpacts on this objective.	environment and to adverse impacts on the NPPF to guide sustainable positive and permanent	++	direct development in itself would help have long term and also take account o natural and built lan than the NPPF.	to guide sustainable development would to the most sustainable locations, which contribute positively to this objective and permanent impacts. A local policy could f local characteristics in relation to the indscape and have a greater positive impact ent. The NPPF seeks to bring about

There were no adverse impacts identified from having a local policy on sustainable development and therefore there is no need for the policy

			0	· ·			4 · 1						
KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on						
	likely		no clear link	insufficient information		likely	how it is implemented						
			have a positive	•	ction of the environment, bo	•	oort, and stipulates that local plans should nce on the NPPF will therefore impact						
Prefer	red Approach			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.									
			· ·	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.									
			· ·	A local level policy to guide sustainable development would have positive social impacts since it would help to ensure that future develo 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.

wording to take account of any negative impacts.

SECTION 5: SPATIAL STRATEGY

Recommendations

5.1	5.1: The York Sub-Area											
SA	SA Objective				1 Rely on NPPF to guide development in the York sub-area (no 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.	•	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.					

_	++	+ 0			?								
KEY	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or negative impact depending on	
_	likely			no clea	r link		insufficient informat	ion		likely		how it is implemented	
	,		1	ı					-			·	
						Overall, positive	effect on this objective	ore be /e.	een assessed as having a				
2	Improve the health and well- being of York's population	envirunegat Improfunct Promacces cyclin Impro Provi for re Ensur	I locating development wher commental circumstances cou tively impact on people's heat ove access to openspace / m ional openspace otes a healthier lifestyle thous to leisure opportunities (wing) oves access to healthcare; des or promotes safety and susidents; the that land imination/pollution does not ceptable risks to health.	ald alth; ulti- ugh alking /	+	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 be within the City of York and extending to the Sub Area as beyond are maintained and enhanced thereby helping ensure that health facilities are accessible. This option may is 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 positing effect on this objective.		
3	Improve education, skills developme nt and training for an effective workforce	 Provious oppo Suppo educa contii Provious provious pro	the good education and train runities for all; ort existing higher and furthe ational establishments for nued success; de good quality employment runities available to all.	er	-	due to r develop increase respect the Sub opportu City (for accomm	ising demand. Reliand ment may undermine and demand given the reto where new develop Area. Further, a reliantities to support further example, through pro-	ce on the efforment of the efforment of the efforment of the efformer and	ts to plan positively for ng uncertainty with t would be located across n the NPPF may mean that d higher education in the planned student been assessed as having a	+	the provision o the York Sub A planning of the the strategic pr a further educa York to be impl to the City and term. Overall,	hat this option would help to ensure that feducational facilities and growth within rea are aligned. Localised, strategic York Sub Area would also help to enable riorities of sub regionally important higher ation institutions including the University of lemented and associated economic benefits region realised in the medium to long this option has been assessed as having on this objective.	
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	succe Delive for th Delive grow Enhau oppo Provie for ec Suppe	deliver conditions for busine ess and investment; er a flexible and relevant wo le future; er and promote stable econoth; ence the city centre and its rtunities for business and leide the appropriate infrastructionomic growth; ort existing employment drivote a low carbon economy.	orkforce omic sure; cture	+	The Yor This opi the Sub York (as the wid be lesse option i infrastri Further the Sub neighbo and bey complir	k Sub Area is an importion would not necessary. Area. However, in not the main economic dier Sub Area and beyoned for example, by nest in the correct location and also act as a barrie acture required to suptain an absence of policy of Area could undermine ouring authorities inclusiond and the realisation nentary role these are	rtant parily determined to proper to	part of regional economy. etract investment from erly defining the role of and its connections with economic potential may oviding appropriate the approach under this blanning for the strategic economic development. ing the role of York within uperation with those within the Sub Area	++	York Sub Area economy and t in the Sub Area Specific policy and economic is expected to a Area by, for exemployment lathe infrastructudevelopment; outside the Citicumulative ber to employment	pect of the assessment of Option 1, the is an important part of the regional he City of York is the main economic driver a, as identified in the York Sub Area Study. Coverage which properly defines the role priorities for the City of York in this context support economic growth within the Sub ample: helping to ensure that suitable and premises are provided alongside are required to accommodate ensuring that development within and by are complementary to each other and nefits realised; and increasing accessibility to toportunities within the City through ic transport provision. Further, policy	

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KEY	Very positive i	mpact	Positive impact likely	No sigi	nificant e	effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented		
5	Help deliver equality and access to all	depriv city; Provid for the Provid demar Help r	ess existing imbalances of equation and exclusion across of eaccessible services and factorial population; ending to mend; educe homelessness; on the the safety and security for eand/or property.	juality, the cilities et	+	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				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 a 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. 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 the York's role as a service centre is realised and accessibilit 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 boundar Overall, this option has been assessed as having a posit effect on this objective. A policy approach that defines the role of York within the City of York within the City approach that defines the role of York within the City but unlocks development outside the City boundar Overall, this option has been assessed as having a posit effect on this objective.			
6	Reduce the need to travel and deliver a sustainable integrated transport network	access and cy car; Delive suppo Promo	r development where it is ible by public transport, wa cling to minimise the use or r transport infrastructure wrts sustainable travel option ite sustainable forms of travel congestion.	f the hich ns;	+ -	The NPI sustaina assume delivere positive localise strategi provisic less hol employ increase recogni Sub Are Leeds to underm	on this objective. PF places strong emphasis of able transport. It can therefore that new development ured in accordance with these effect on this objective. Not a policy provision may affect cally for (and attract investing of new transport infrastruistic approach to the planniment, services and facilities ed travel. In this respect, it see the strong relationship were and the need for co-operation influence transport investing the planniment, services and facilities and the need for co-operation influence transport investing the planniment of the strong relationship were and the need for co-operation influence transport investing a mixed positive ective.	fore be reasonably ader this option would be principles, generating a potwithstanding, a lack of at the ability to plan ment towards) the acture and could lead to a ang of housing, and by extension, is also important to with areas outside the York ation with areas such as ment which may be l, this option has been	+	wider York Sub priorities are id As noted above accessibility, be and the wider S option may hel opportunities b in-commuting, strategic priorit between the Co provides therel transport infras Leeds-York-Har supporting grov congestion and	ch that defines the role of York within the Area will help to ensure that transport entified and delivered alongside growth. It, this is expected to help enhance with within York as well as between the City sub-Area and beyond. Additionally, the punlock economic development eyond the City boundary thereby reducing Through the identification of wider sies, this policy may facilitate co-operation buncil, other local authorities and service by supporting the delivery of strategic structure such as improvements to the rogate rail line and links to HS2. However, with within the City may also increase in this respect it is noted that congestion ed to double by 2026. Overall, this option		

	++		+	0			?	-				
KEV		e impact	Positive impact likely	_		nt effect /	Uncertain or	Negative impact likely		negative impact	Positive or negative impact depending on	
	likely			no clea	r link		insufficient information		likel	У	how it is implemented	
8	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects Conserve or enhance green infrastructu re, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural	emiss Plan of for the Proving renew techne and comments are comments and comments and comments and comments and comments a	ct and enhance internationa nally significant priority spec ats within SACs, SPAs, RAMS	as easures cange; ouilding erisks nge; nergy eal and cies and SARs ortant; iversity	+	- Addre plann assum delive positive this op attraction infrastiplann by ext	essing and adapting to climate ing principles of the NPPF and led that new development upon the company of the company affect the ability to the investment towards) the protructure and could lead to a ling of housing, employment, the ension, increased travel and look Sub Area contains a number likely to be afforded provined within the NPPF under the approach may hinder a strating of green infrastructure and tant assets that extend beyondaries. Overall, this option has propositive effect on this objective.	d in consequence it can be nder this option would be principles, generating a owever, as noted above, o plan strategically for (and ovision of new transport ess holistic approach to the services and facilities and greenhouse gas emissions. Deer of environmental assets tection through policy his option. However, a notegic approach to the aid the conservation of and the City of York as been assessed as having	++	has been asses: effect on this o As noted above transport prior growth which is both within You Sub-Area and be to unlock economic the City bound: expected to he However, suppincrease congecton death this option has and negative effects and in the City expected to he ensure, for examaintained and habitat creation. This option is evithin the City expected to he countryside.	sed as having a mixed positive and negative bjective. It is option will help to ensure that ities are identified and delivered alongside is expected to help enhance accessibility rick as well as between the City and the wider leyond. Additionally, the option may help omic development opportunities beyond any thereby reducing in-commuting. This is lip reduce greenhouse gas emissions. Orting growth within the City may also stion and in this respect it is noted that any is predicted to double by 2026. Overall, been assessed as having a mixed positive effect on this objective. If the assessment of Option 1, the York Sub in number of environmental assets. This pure that these assets are conserved. In the wider Sub Area. This may help to make the wider Sub Area. This may help to make the mixed and new opportunities for in realised. It is predicted to support the delivery of growth of York and in consequence would be the reduce development within the open overall, the option has been assessed as	
9	environme nt Use land resources efficiently and safeguard their quality	 Preversion land a conta Safeg and n Prote Safeg encorr 	e previously developed land ent pollution contaminating t and remediate any existing imination; uard soil quality, including th nost versatile agricultural lar ct or enhance allotments; uard mineral resources and urage their efficient use.	the he best nd;	0	using may u partic increa option object		y developed, this option elop Brownfield sites, Centre and could result in eld land. Overall, the g a neutral effect on this	+	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		erve water resources and quove the quality of rivers and	iality;	0	This o	ption is not expected to have ive.	e a significant effect on this	0	This option is n this objective.	ot expected to have a significant effect on	

KEY	Very positiv	e impact	Positive impact likely	No sign	nificant ef	ffect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	
	efficiency	groun	dwaters.	ino orea							new was implemented	
11	and quality Reduce waste generation and increase level of reuse and recycling	recycl	ote reduction, re-use, recovering of waste; ote and increase resource ency.	ery and		This opt objectiv	ion is not expected to have e.	a significant effect on this	0	This option is n this objective.	ot expected to have a significant effect on	
12	Improve air quality	activit Minim from reduct low er Suppor low er Impro prever Avoid could Avoid existir result of futu Promo	nise and mitigate emissions the development (including ing transport emissions thromission technologies and fue of the development of city which is the development of city which is the development of city which is the development of city where air quality in AQMAs and int new designations; locating development where negatively impact on air qualicating development in are not poor air quality where it come in negative impacts on the large occupants/users; ote sustainable and integrate oct in the tour occupants on the minimise the oct of the sustainable and integrate oct of the tour occupants of the minimise the occupants of the minimise occupants of the minimise occupants occupa	to air gough els); wide l e it ality; eas of could health		strategic provisio less holi employr increase attempt respect modal si conseque	d above, this option may after ally for (and attract investrent of new transport infrastrustic approach to the planniment, services and facilities at travel and emissions to a services to strategically address all of the City of York's AQMA; hift to walking, cycling and sence, the option has been a effect on this objective.	ment towards) the acture and could lead to a ang of housing, and by extension, ir. It may also undermine r quality issues including in a (e.g. by achievement of a public transport). In	+ -	This option will help to ensure that transport priorities identified and delivered alongside growth which is expected to help enhance accessibility both within Yor 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 addr strategic air quality issues. However, supporting growt within the City may also increase emissions to air arisir 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 this objective.		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	ReductEnsure does rDelive	ce risk of flooding; e development location and not negatively impact on floo er or incorporate through de nable urban drainage systen	od risk; esign		risk. The proposa York and Area to wide apunderm Howeve develop the optical this objective.		ifies that long term growth extent of flood risk within he resilience of the Sub at to adopt a catchment wide approach may be oproach be taken forward. NPPF seeks to avoid ading and in consequence ving a neutral effect on	+	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		rve or enhance the special cter and setting of the histor	ric city;			k Sub Area contains a large Policy within the NPPF wou		++		the assessment of Option 1, the York Sub large number of historic built assets.	

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KEY	Very positiv	e impact	Positive impact likely	No signi no clear l	ficant effect / link	Uncertain or insufficient information	Negative impact likely	Very n	egative impact	Positive or negative impact depending on how it is implemented
	York's historic environme nt, cultural heritage, character and setting	Pres non-settiPres which Chair	note or enhance local culture, erve or enhance designated a designated heritage assets ar ng; erve or enhance those eleme th contribute to the 6 Principliacteristics of the City as identification.	and nd their ents e	strong assets a may be	their protection under this strategic approach, opportuand to utilise them to promolest. Overall, the option hang a positive effect on this o	nities to enhance these ote wider economic growth s therefore been assessed		development be increases the rinew developm option will ensure where possible that the option benefits includ This is likely to York, the Sub A	ected that the option would result in eing focused within the City of York which sk of assets being adversely affected by ent, on balance it is considered that this ure that these assets are conserved and, , enhanced. Further, it is also expected will help ensure that wider economic ing links to tourism are capitalised upon. generate economic benefits to the City of area and beyond. Overall, this has been ving a significant positive effect on this
15	Conserve and enhance York's natural and built landscape	inclu Prot impo Pron with	erve or enhance the landscape iding areas of landscape value ect or enhance geologically ortant sites; note high quality design in colits urban and rural landscape with the "landscape and Setti in the Heritage Topic Paper.	ntext	the Yor Outstai townsc import charact landsca Further increas undern Overall	in landscape designations rok Green Belt and the Howarnding Natural Beauty (AONE ape and strategic green were ance. Whilst the NPPF seek er, opportunities may be lopes including the urban are, there is a risk that under the development beyond the nine local landscape charact, the option has been assess on this objective.	dian Hills Area of). The City of York's dges are also of significant is to maintain landscape st under this option to link a with its rural fringe. his option there may be city of York which could er in more rural areas.	+	Whilst this opti development v undermine its i local policy will maintained and development v indirectly prote In consequence	ion is expected to result in a focus of vithin York which has the potential to mportant character, it is envisaged that a lensure that landscape and townscape is d enhanced. Further, in focusing vithin the City boundary, the option may ext the landscape character of rural areas. e, the option has been assessed as having a on this objective.
Gen	eral				This component York Sub Area (COPTION 1 No significant pour laid, support howerence, the York of the Y	of the spatial strategy consoption 1); and Provide local ositive effects have been ideasing and economic developing option has been assessed the 2), employment (Objects Sub Area is an important of the wider Strated with development (e.g. the spatial provided in the wider Strated with development of the wider Strated with development (e.g. the spatial provided in the potential for new continuous control of the potential for new control of the potential for ne	ntified in respect of this opt ment, protect and enhance as having a positive effect tive 4), equality (Objective 9 part of the regional econor ab Area and beyond, growth strategic transport infrastru alarly pertinent given the st significant negative effects. levelopment, if not properly ntial increases in emissions	cion. The lathe built across seven, bindive in the Sucture provering linkar Minor need, to air.	NPPF includes a rand natural environment of SA objectives rity (Objective 8 not properly defir b Area may be revision) undermine ges the Sub Area gative effects we to result in increase.	n the NPPF to guide development in the (Option 2). ange of policy measures designed to, interponment and address climate change. In a including in respect of housing (Objective and cultural heritage (Objective 14). A ing the role of York (as the main economic duced and opportunities to capitalise on a d. Further, this option may hinder cross has with, for example, the Leeds City are identified in respect of education ased pressure on educational facilities, and ansport (Objective 6) and climate change

KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
Prefei	rred Approach		(Objective 7) gi approach to incomplete approach to incomplete approach to incomplete approach as proservices require and not hinder, education (Objective 7) are potential for a complete approach as proservices require and not hinder, education (Objective 7) are potential for a complete approach approach approach approach and the Signature approach and the Signature approach the Sub A that deversity of the sub A that d	ven, on the one hand, the str rease travel and congestion. been assessed as having a si- ojective 8) and cultural herital defines the role and economic domoted under this option would to accommodate growth, the priorities of other local accitive 3), equality (Objective of expected to generate any state and air quality (Objective 12) good air quali	gnificant positive effect on oge (Objective 14). This principle pr	objectives relating to housing cipally reflects the underlying ork will support economic gos to the Leeds City Region. In the decoration of housing, key lopment is located in accessive effects have been idented, flood risk (Objective 13) and eleffects. On objectives relating to trade or the city's important built are not the economic opportunities to increased congestion we priorities for the City of You wider cross-boundary beneficially in the economic performance with the economic performance in th	on the other, the potential for a no policy ng (Objective 1), employment (Objective 4), ng assumption that specific policy coverage growth in the City, the Sub Area and beyond It is also expected that a more strategic (including green) infrastructure and sible locations. It would also complement, ified in respect of health (Objective 2), nd landscape (Objective 15). Insport (Objective 6), climate change ncrease accessibility, and on the other, the and environmental assets. It will also foster a es they present. However, this is the within the City of York. It, supporting economic growth in the City fits, both to other local authorities within strategic economic matters and ensuring of other areas.
			key infras locations.	tructure and services require This will help meet the need	d to accommodate growth a ds of current and prospectiv	and would help to ensure th	port the co-ordinated provision of housing, hat development is located in accessible uce deprivation.
Recor	nmendations		Define the Region Set out, bi Include pr to assets bi Promote a	oadly, where and how housi ovision for the protection an eyond the City's boundaries	Sub Area and the linkages on med are to be met denhancement of built and port, services and facilities p	natural environmental asser	Regions and York and North Yorkshire Sub ets within the City of York as well as linkages t the need to address deprivation

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

5.2: Drivers of Growth

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

5.3	3: Factors	Wł	nich Shape Growth								
SA				Optio	on 1 Prioritise social and	Option	2 Prioritise	Optio	n 3 Take a balanced	Option	n 4 Prioritise viability and
Obj	ective			econ	omic spatial principles	environ	mental spatial principles		each to the identified al principles	delive	rability development
Obj	To meet the diverse housing needs of the population in a sustainable way.	•	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people.	econ	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.	-	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			+	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
					assessed as having a significant positive effect on		markets areas within the city – Central York,		would be likely to be limited due to		this objective.
					this objective.		Suburban York and York		environmental		
					.,		Villages, with the		constraints.		
							largest need in				
							Suburban York. In		Taking account of the		

		++		+	0			?		-		-		1		
	KEY	Very positiv	e impact	Positive impact likely	No sign	nificai	nt effect /	Uncertain	or	Ν	egative impact likely	√ery n	egative impact	Positive or	negativ	e impact depending on
		likely			no clea	r link		insufficient inform	ation		1	ikely		how it is in	nplemer	nted
2		Improve the health and well- being of York's population.	envirunegat Improfunct Promacces cyclin Impro Proviutor re Ensur	I locating development wher onmental circumstances coutively impact on people's head over access to open space / middle in the control of the	ld alth; aulti- ugh alking /	+	social spa option w to enhan well-bein (e.g. thro new deve served by services i space an encourage cycling). tensions approach the need and econ the one h to protect avoid dev locations adverse i health (si AQMAs) On balan been asso mixed po	sing economic and tial principles, this bould be expected to the health and g of the population ugh ensuring that elopment is well a facilities and including open d is located so as to e walking and However, inherent may exist with this a with for, example, to deliver housing omic growth on land and the need to open space and relopment in that could have mpacts on human uch as within on the other. The ce, this option has essed as having a sitive and negative this objective.	+		consequence, this option has been assessed as having a negative effect on this objective. 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. 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	+	scale of new hodevelopment the supported be option, it has be assessed as having if it is on this objective. A balanced approved by would be expessed to deliver development to served and accept and accept in the served in the served and accept in the served in	nat could y this een ying a tive effect ee. broach cted to new hat is well essible, ositive objective. also likely ater bility in topen ained, ng o meet equence, been ving a		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. Overall, this option has been assessed as having a negative effect on this objective.

\top	++	+ O Positive impact likely No		-			?			-			1		
KEY	Very positive imp	pact	Positive impact likely	No sig no clea		effect /	Uncertain insufficient inform	o atior			Very n likely	egative impact	Positive or how it is in	_	re impact depending on nted
3	Improve education,	opportu	good education and traini	ŭ	+	expected	n would be to help ensure	+	-	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. This option could serve to focus new	+	As under Optio	oach	-	In prioritising viability and deliverability, this
	skills developme nt and training for an effective workforce.	educati continu Provide	t existing higher and furthe onal establishments for ed success; good quality employment unities available to all.			accessible facilities. would pri economic also be extoneet in student a Further, the likely to opportun complem City's eduinstitution supportin Sector, for providing expansion Overall, the assessed	ent or support the cational as, e.g. by g the Science City r example, by opportunities for a. nis option has been as having a ffect on this			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. Overall, this option has been assessed as having a mixed positive and negative effect on this		would be expe help ensure the development is accessible to en facilities and de educational face meet needs ind student accome Further, the op- would be expe provide opport complement of the City's instite.g. by support Science City Se Overall, this op- been assessed a positive effect objective.	at new s ducational elivers cilities to cluding for modation. etion cted to cunities to r support cutons cing the ctor.		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.

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KEY	Very positiv	e impact	Positive impact likely	No signific	cant effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	ve impact depending on
-	likely			no clear lir	k	insufficient inform	ation		likely		how it is i	mpleme	nted
							•	•			•	-	
								objective.					
4	Create jobs	• Help	deliver conditions for busine	255 +-	This option	on would be	_	An approach that	++	As under Optio	n 1. it is	+	Under this option it is
•	and deliver		ess and investment;			to support		prioritises the		expected that a	•		considered reasonable
	growth of a		er a flexible and relevant w	arkforco		of the York		protection and		approach would			to assume that
	sustainable	_	er a nexible and relevant wi	JIKIOICE		Strategy and		enhancement of built		enable the deli			employment land would
	, low		•			able faster growth		and natural		the York Econo	-		be brought forward to
	carbon and		er and promote stable econ	omic	within ad	•		environmental assets		Strategy and su			support economic
	inclusive	grow	•					could serve to restrict		faster rates of g	• •		growth. However, there
			nce the city centre and its			turing, science and				-	•		,
	economy.		rtunities for business and le			financial and		the quantum of new		required in adv			is a risk that poor
			de the appropriate infrastru	cture		nal services, and		economic development		manufacturing,			strategic direction could
			conomic growth;			nd leisure sectors		and the delivery of a		and research, fi			serve to undermine
		 Supp 	ort existing employment dri	vers;	,	dance with		range of suitable sites		and profession			wider plan objectives,
		Prom	ote a low carbon economy.			2 detailed in York		which in turn may		services, and to			for example should
						and Retailing		impede the ability of		and leisure sect			development be directed
						analysis and		the plan to deliver the		Whilst site choi			away from the city
					_	Work). Prioritising		York Economic		be more restric			centre. Further, without
						growth ahead of		Strategy. In		relative to Opti			good strategic direction,
					environm	ental protection		consequence, this		order to take a	count of		this approach may
					may help	to ensure that the		option has been		environmental			undermine the planning
					very best	employment sites		assessed as having a		constraints, evi	dence		and delivery of the
					are made	available thereby		negative effect on this		contained with	in the		infrastructure required
					supportir	ng the expansion of		objective.		Employment La	ınd		to support growth.
					indigeno	us businesses and		Notwithstanding, this		Review indicate	es that		
					attracting	g inward		option would serve to		there would sti	ll be a		An approach that
					investme	nt. This would be		protect and enhance		suitable range o	of sites to		focuses on viability could
					likely to h	elp York fulfil its		the built and natural		meet needs.			result in the loss of
					role as a	key economic		environmental which is					existing or future sites to
					driver wit	thin both the Leeds		an important local		Under this opti	on, it is		housing.
					City Region	on and the York		economic driver.		anticipated tha	t a		_
					and Nort	h Yorkshire Sub				balance could b	e struck		Overall, this option has
					Region.					between protec	ction of		been assessed as having
										natural and bui	lt		a positive effect on this
					However	, under this option				environmental			objective.
						y be inherent				and their prom			
						in respect of the				attract econom			
						romote economic				growth.	-		
						n the one hand and				J. 2			
					U	to conserve and				Overall, this op	tion has		
						the built and				been assessed			
						nvironment (which				a significant po	_		
						mportant role in				effect on this o			
					attracting	•				enection tills of	ojective.		
						•							
					investme	nt and is an							

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KEV	Very positiv	ve impact Positive impact likely	No significar no clear link	nt effect /	Uncertain insufficient inform	0 ation		Negative impact likely	Very r likely	negative impact Positive of how it is	_	ve impact depending on
	пксту		TIO CICAI IIIIK	•	1	ation	'		пксту	110W IC13	прит	nted
5	Help deliver equality and access to all.	Address existing imbalances of equideprivation and exclusion across tity; Provide accessible services and factor the local population; Provide affordable housing to meddemand; Help reduce homelessness; Promote the safety and security for people and/or property.	ne illities	the local right) on Overall, the assessed significanthis object A key drivould be equality a through thousing, services a meet corconseque has been	ver of this option to help deliver and accessibility the provision of employment and and facilities to nmunity needs. In ence, the option assessed as having ant positive effect	+		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.		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. Overall, this option has been assessed as having a significant positive effect on this objective.		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.

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KEY	Very positive	e impact	Positive impact likely	_	nificant e	effect /	Uncertain			,	negative impact		_	re impact depending on
	likely			no clea	ır link		insufficient informa	ation		likely		how it is i	mpleme	nted
7	Reduce the need to travel and deliver a sustainable integrated transport network.	acces and c car; Delivi suppr Prom Impre	er development where it is sible by public transport, wa cycling to minimise the use of er transport infrastructure worts sustainable travel option to esustainable forms of travove congestion.	f the hich ns; vel;		social spa option wo to deliver transport includes of accessible investment transports infrastruct tensions of the need of and the need significant congestio Further, in needs out unculd rest developm unsustain as small solated an ap services.	ation ture. However, may exist between to deliver growth eed to ensure that th does not tly increase n within the City. n order to meet tside the main ia, this option ult in increased tent in more able locations such ettlements that opropriate range of this option has been as having a ffect on this	+	On balance, this option has been assessed as having a mixed positive and negative 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 app would be experienced to deliver development to served, accessiful supports the usus transport. The has therefore be assessed as has positive effect objective.	cted to new hat is well ble and se of olic option een ving a on this		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.
,	minimise greenhouse gases that cause climate change and	emissPlanfor thProvirenev	sions from all sources; or implement adaptation me he likely effects of climate cha de and develop energy from wable, low and zero carbon hologies;	asures ange;	; ; ; t	prioritisin social spa option wo to deliver transport	g economic and tial principles, this ould be expected a sustainable solution which development in		underpinning this option would be expected to seek to minimise greenhouse gas emissions. In this respect, and by		would be expersed to deliver development the served, accessifications of the usual sustainable pulling the sustainable sustainable pulling the sustainable sustain	cted to new hat is well ble and se of		likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating

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KEY	Very positiv	e impact	Positive impact likely	No signific	cant effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive o	r negativ	ve impact depending on
	likely			no clear lir	nk	insufficient inform	ation		likely	У	how it is i	mpleme	nted
													<u> </u>
	deliver a managed response to its effects.	mate and c	ote sustainable design and b rials that manage the future consequences of climate char re to the principles of the en rchy.	risks nge;	investment transport infrastruct helps min gas emiss tensions in the need and the nothing transport in the need and the nothing grow significant congestion Further, in needs out urban are could reproduced loping unsustain as small is lack an appearance increase gemissions additional relative to options.	ation ture and that imise greenhouse ions. However, may exist between to deliver growth eed to ensure that th does not tly increase in within the City. In order to meet tside the main is, this option ult in increased ient in more able locations such ettlements that oppropriate range of An approach that op growth may also greenhouse gas is arising from I development of the other his option has been as having a effect on this		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. Overall, this option has been assessed as having a positive effect on this objective.		transport. Notwithstandin meeting develoneeds will resulincreased greet gas emissions. Overall, this op been assessed a mixed positive negative effect objective.	opment It in nhouse tion has as having e and		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. Overall, this option has been assessed as having a negative effect on this objective.
8	Conserve or enhance green infrastructu re, bio- diversity, geo- diversity, flora and fauna for accessible	natio habit and S Prote natur Creat / geo Impro infras	ect and enhance international nally significant priority spectats within SACs, SPAs, RAMS, SSIs; ect and enhance locally importe conservation sites (SINCs); ee new areas or site of bio-diversity value; ove connectivity of green structure and the natural onment;	ies and ARs rtant	socio-eco above en In conseq anticipate to maxim meet com		++	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.	+	- A balanced applikely to support protection of eassets and avoid significant adversimpacts on habit species. Howe seeking to mee community need deliver economing growth, the op	t the cological d erse itat or ver, in t eds and	-	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.

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KEY	Very positiv	e impact	Positive impact likely	_		effect /	Uncertain		Negative impact likely	Very	negative impact			ve impact depending on
	likely			no clea	r link		insufficient informa	ation		likely	1	how it is i	mpleme	nted
9	high quality and connected natural environme nt.	acces	de opportunities for people t is the natural environment.		-	In prioriti	sing economic and	+	As noted above, this	+	result in more ladverse impact biodiversity. Overall, this op been assessed a mixed positiv negative effect objective.	s on tion has as having e and on this	-	Overall, this option has been assessed as having a negative effect on this objective.
	resources efficiently and safeguard their quality.	 Preventant Safegurand Prote Safegurand 	ent pollution contaminating t ent pollution contaminating t amination; guard soil quality, including th most versatile agricultural lan ect or enhance allotments; guard mineral resources and urage their efficient use.	he ne best		social spa option wo to deliver accessible likely to h developm area and to of Brownf However, communi maximise is likely to developm areas of G in conseq has been	tial principles, this build be expected development in a locations. This is elp promote the redevelopment field sites. seeking to meet the predevelopment of substantial freenfield land and uence, this option assessed as having a effect on 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.		deliver develop both within the area, making up previously devel land, and (in or meet needs) at Greenfield sites has been assess having a mixed and negative et this objective.	ement eurban se of eloped der to s. This sed as positive		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.	• Impro	erve water resources and qua ove the quality of rivers and ndwater.		?	considere and will d location, s new deve taken for		++	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.	?	Effects on this of are considered uncertain and of depend on the scale and type development to taken forward.	to be will location, of new o be	?	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	recyc	note reduction, re-use, recover ling of waste; note and increase resource ency.	ery and	?	to have a	n is not expected ny significant this objective.	?	This option is not expected to have any significant effects on this objective.	?	This option is n expected to har significant effect objective.	ve any	?	This option is not expected to have any significant effects on this objective.

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KEY	Very positiv	e impad	ct	Positive impact likely	_		effect /	Uncertain	or	Negative impact likely	Very i	negative impact	Positive o	r negativ	re impact depending on
	likely				no clea	ır link		insufficient informa	ation		likely		how it is i	mpleme	nted
											_				
	reuse and														
	recycling.														
12	Improve air	•	Reduce	e all emissions to air from c	urrent	-	As noted	above, in	+ -	The approach	+ -	A balanced app	roach		This option is considered
	quality.		activitie	es;		prioritising economic and			underpinning this option		would be expe	cted to		likely to lead to the	
		•	Minimi	se and mitigate emissions to air			social spa	tial principles, this		would be expected to		deliver new			delivery of a greater
			from ne	w development (including			option wo	ould be expected		seek to enhance air		development t	hat is well		number of sites in
			reducir	ng transport emissions through			to deliver	a sustainable		quality. In this respect, by		served, accessi	ble and		locations that would
			low em	ission technologies and fuels);			transport	solution which		constraining growth this		supports the u	se of		increase the need to
		•	Suppor	t the development of city wide			includes o	levelopment in		option is likely to reduce		sustainable pu	blic		travel, generating
			low em	sion infrastructure;			accessible	e locations and		emissions relative to the		transport.			additional emissions to
		•	Improv	e air quality in AQMAs and			investme			other options. The option		Notwithstandi	•		air relative to the other
			preven	t new designations;			transport			may also support the		meeting develo	•		options. Further, in
		•	Avoid le	ocating development wher	e it			ture that helps		delivery of a more		needs will resu			prioritising viability and
			could n	negatively impact on air qua	ality;			nise emissions to air.		compact form of		increased traff			deliverability, this option
		•	Avoid le	ocating development in are	eas of			tensions may exist		development within the		emissions to ai	r and,		could hinder strategic
			-	g poor air quality where it o				the need to deliver		existing urban area. This		potentially,			planning and delivery of
			result i	n negative impacts on the l	health		_	nd the need to		is likely to promote		development in			sustainable transport
				re occupants/users;				at this growth		accessibility and the use		locations with	•		infrastructure.
		•	Promot	te sustainable and integrate	ed			significantly		of sustainable modes of		air quality issu	es.		
			transpo	ort network to minimise the	e use			congestion within		transport. However, it		0			Overall, this option has
			of the o	car.				Further, in order		should be noted that the		Overall, this op			been assessed as having
								eeds outside the		option could lead to		been assessed	_		a negative effect on this
								an area, this option		increased development		a mixed positive			objective.
								ult in increased nent in more		pressure within the urban		negative effect objective.	on this		
								able locations such		area including at locations with existing air quality		objective.			
								ettlements that		issues, increased					
								propriate range of		congestion and					
								An approach that		associated emissions to					
								by growth may also		air.					
								emissions to air		un.					
								om additional		Overall, this option has					
							U	ent and increase		been assessed as having a					
								ure for delivery of		mixed positive and					
								lopment within		negative effect on this					
								cted by existing air		objective.					
							quality iss			•					
							,								
							Overall, t	nis option has been							
								as having a							
								effect on this							
							objective								
13	Minimise	•	Reduce	e risk of flooding;		0	Parts of Y	ork and its	+	This option would seek to	0	Parts of York a	nd its	0	Parts of York and its
											•	•			

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KEY	Very positive impac	ct Positive impact likely	No significar	t effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	r negative	e impact depending on
	likely		no clear link		insufficient informa	ation		likely		how it is in	mplement	ted
	flood risk and reduce the impact of flooding	Ensure development location and does not negatively impact on flo Deliver or incorporate through de sustainable urban drainage syster (SuDs).	l design od risk; esign	significan It is antic option w developn land whic surface w conseque However of new de known ef considere Further, i expected developn incorpora flood risk measures FRA. Ove has there	ing area are at at at risk of flooding. ipated that this ill result in the ment of Greenfield the could increase vater runoff and, in ence, flood risk. at the location evelopment is fects are at the be uncertain. It would be that any ment would atter appropriate appropriate prevention so, informed by a erall, this option after been assessed an neutral effect on		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.		significant risk of flooding. It is anticipated that option will resudevelopment of Greenfield land could increase water runoff ar consequence, fl However, until location of new development is effects are consequences are consequenced incorporate application of risk preventes were application of risk preventes application of risk prev	ted that this vill result in the ment of eld land which crease surface unoff and, in lence, flood risk. r, until the of new ment is known are considered to rtain. Further, it e expected that elopment would crate appropriate k prevention es, informed by a verall, this option defore been d as having a		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	or enhance York's historic environme nt, cultural heritage, character and setting.	Preserve or enhance the special character and setting of the histo Promote or enhance local culture Preserve or enhance designated a non-designated heritage assets as setting; Preserve or enhance those eleme which contribute to the Six Princip Characteristics of the City as identithe Heritage Topic Paper.	; and nd their onts ple	economic option coincreased effects or assets for result of developm within the developm outside the area that setting area of York.	sing socio- c principles, this buld lead to an d risk of adverse n cultural heritage r example, as a increased ment pressure e City Centre or e more substantial ment of sites he existing urban could affect the nd special character is option there may wherent 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 app likely to suppor protection of he assets and avoi significant adve impacts on this objective. How seeking to mee community nee deliver econom growth, the opt potentially incr pressure on sor heritage assets. Overall, this op been assessed a a mixed positiv	t the eritage d erse ever, in t eds and ic cion may ease ne	-	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

Very positive impact likely No significant effect Discertain or no clear link Discertain or no	
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 trole 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 enhance and 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 vork's built has been assessed as having a increased risk of adverse effects on landscape. Under this option ther 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 local economy in its own right) on the one hand and the need to conserve and enhance the local economy in its own right) on the other. Overall, this option has been assessed as having a misted positive and deliver economic growth, the option may potentially increase enhancement of this objective. Overall, this option has been assessed as having a misted positive and negative effect on this objective.	KE
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. Defects and enhance the landscape of the local economy in its objective. Protect and enhance enhance the landscape including areas of landscape value; Protect or enhance peologically important sites; Protect or enhance peologically important sites; Protect or enhance peologically important sites; Promote high quality design in context with its urban and rural andscape and line with the "landscape and setting" within the Heritage Topic Paper. Promote high quality design in context with its urban and rural andscape and line with the "landscape and setting" within the Heritage Topic Paper. Promote be conomic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in antiracting inward investment and is an important role in antiracting 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. Protect and Preserve or enhance the landscape and setting within the Heritage Topic Paper. In prioritising viability and enhancement of proving the protection and increased risk of adverse effects on landscape. Under this option could lead to an increased risk of adverse effects on landscape. Under this option could lead to an increased risk of adverse effects on landscape and so this objective. Promote high quality design in context with its urban and rural andscape and in line with the "landscape and sold significant adverse impacts on this objective. Promote high quality design in context with its urban and rural and and the need to conserve an enhancement of landscape and avoid significant adverse impacts on this objective. Promote high quality design in context with	
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KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

principles (Option 3); and Prioritise viability and deliverability development (Option 4).

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).

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).

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.

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).

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.

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).

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).

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).

Option 4

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

	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.
	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).
Preferred Approach	 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 I	Dis	tribution								
SA	SA Objective		withi the u	on 1 Prioritise development in and/or as an extension to orban area and through the ision of a single new ement	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		withir the u	n 3 Prioritise development n and/or as an extension to rban area and through the sion 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 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	

>	++		+	0				-			1		
KEY	Very positiv	e impact	Positive impact likely	_	cant effect /	Uncertain	or	Negative impact likely		negative impact			ve impact depending on
	likely			no clear lin	k	insufficient inform	ation		likely		how it is in	npleme	ented
	needs of the population in a sustainable way.	 Locate need; Delive needs Delive 	ature housing stock; e sites in areas of known houser community facilities for the of the population; er pitches required for Gypsi lilers and Showpeople.	ne	However that focu proportic developm settleme housing a City's sm In this co Yorkshire Market A (NYSHM/that ther housing a areas wit city – Cer Suburbar Villages, need in S Notwiths approach both urba a new see enable a (and, the housing i tenure arbrought i it would it the option some modern in smalle Overall, the been asset	atral York, a York and York with the largest uburban York. tanding, an a incorporating an extensions and ttlement may range of sites refore, a mix of an terms of type, and size) to be forward. Further, be expected that an would enable are limited growth ar settlements. his option has essed as having a at positive effect		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. Overall, this option has been assessed as having a significant positive effect on this objective.		housing to mee overall housing the City of York this option it we expected that the proportion of he delivered within adjacent to the area would be substantially resupport housing provision in new settlements whaffect the ability option to meet some urban are smaller settlem However, an ap incorporating be extensions and settlements is lienable a range (and, therefore, housing in term tenure and size brought forward. Overall, this optibeen assessed a significant poseffect on this of	needs of . Under could be the cousing of the could be the cousing of the could when the could be		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. 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	enviro negat • Impro functi	locating development wher onmental circumstances cou ively impact on people's hea ive access to openspace / m onal openspace otes a healthier lifestyle tho	uld alth; ulti-	Focusing within ar existing the short affect the	development and adjacent to the arban area may, in term, adversely health of existing sliving in close	+ -	Focusing development within and adjacent to the existing urban area and in villages may, in the short term, adversely affect the health of	+ -	Relative to Opt 2, this option w potentially dire development to urban areas an extensions. Th	vould ect less owards d	+ -	Focusing development within and adjacent to the existing urban area along key transport corridors may, in the short term, adversely

growth within the existing

urban area relative to

urban open space.

area is likely to be

accessible to health

new provision, new

Option 1 which could in-

turn increase pressure on

Whilst new development

within/adjacent to urban

facilities and open space

development at villages

may be less well served

and/or could incorporate

result in the loss of open

space which could affect

the promotion of healthy

lifestyles. However,

incorporate new health

facilities and open space

within urban extensions

and at new settlements

accessibility to existing

although it would be

expected that

facilities would be

reduced relative to

there may be

opportunities to

	++	7 1 7			,		-					
KEY	Very positive impact	Positive impact likely	No signific	ant effect /	Uncertain	or	Negative impact likely	Very n	egative impact I	Positive or I	negativ	re impact depending on
	likely		no clear linl	k	insufficient inform	ation		likely	ŀ	how it is im	plemer	nted
		s to leisure opportunities (walking /		to development		existing residents living in		help to avoid sho			affect the health of
	cyclin	~ <i>,</i>			along transport		close proximity to		adverse impacts of			existing residents living
	• Impro	oves access to healthcare;			including, for		development sites and		health arising fror			in close proximity to
		des or promotes safety and	l security		in areas where		along transport corridors		construction activ			development sites
		sidents;			existing health		including, for example, in		potentially, reduce traffic			particularly as the City's
		e that land		-	on or where air		areas where there is		congestion and			road network is affected
		mination/pollution does no	ot pose		already an issue.		existing health		associated air qua	,		by existing air quality
	unaco	eptable risks to health.			iger term, new		deprivation or where air		impacts in the lon	_		issues. In the longer
				-	nent may increase		quality is already an issue.		term. However, i			term, new development
					ngestion which		In the longer term, new		considered more	,		may further increase
					o adversely affect		development may		that this option w			traffic congestion which
					ealth due to air		increase traffic		increase in-comm	0		could also adversely
				quality in	npacts.		congestion which could		toward the City C			affect human health due
				Cubinata	- 4b - : . l 4:		also adversely affect human health due to air		and congestion ar			to air quality impacts.
					o their location, nent including				this respect, care			Cubicat to the leastion of
					tensions and a		quality impacts.		ensure that new	10		Subject to the location of sites and urban
				0.11.00.111	ement may result		Subject to their location,		settlements are w	uoll.		extensions, development
					s of open space		development including		connected to the			may result in the loss of
					uld affect the		urban extensions and		urban area via go	-		open space which could
					on of healthy		provision at villages may		public transport li			affect the promotion of
				_ ·	. However, this		result in the loss of open		provision for walk			healthy lifestyles.
					expected to help		space which could affect		cycling.	\!!!ő		However, in locating
				ensure th	•		the promotion of healthy		C, C			development along key
					nent is accessible		lifestyles. Further, under		Subject to their lo	ocation.		transport corridors and
					facilities and an		this option it is		development incl	-		within/adjacent to the
					tension/new		anticipated that there		urban extensions	_		urban area, this option is
					nt approach may		would be additional		new settlements			expected to help ensure

increase the feasibility of

provision as part of new

enabling development

area, this option may

open space.

development. Further, by

outside the existing urban

reduce pressure on urban

It would be anticipated that

this option would deliver

development in relatively

the majority of new

housing and economic

health care and open space

that new development is

accessible to health

facilities and an urban

health care and open

of new development.

It would be anticipated

that this option would

deliver the majority of

economic development

new housing and

in highly accessible

locations which may

space provision as part

extension approach may increase the feasibility of

_	++	+	0		?		-		1	l		
KEY	Very positive impact	Positive impact likely	_	ificant effect /	Uncertain	or	Negative impact likely				_	e impact depending on
	likely		no clear	link	insufficient informa	ition		likely	ŀ	how it is im	plemer	nted
3	Improve a Provi	do good education and train	ing	within o urban ai promote cycling. need to that any afforded accessib through measure walking Overall, been ass mixed p negative objectiv			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. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		Option 1 given the increased focus or settlement provision. Whilst new settler are likely to provice range of services, facilities and job opportunities, it is anticipated that the would be an increased to travel cornounced to those option we focus more develor within or adjacent urban areas. Carn therefore need to taken to ensure the settlements are at a high degree of accessibility in this through incorpora measures which per walking and cyclim overall, this option been assessed as a mixed positive an egative effect on objective.	n new sion. ments de a s here eased mpared which opment to to be hat new fforded ating promoteing. on has having and in this		promote walking and cycling although an approach which prioritises development along key transport corridors could also encourage transport by other modes.
3	education, skills • Suppr developme nt and contii training for • Provi	de good education and train rtunities for all; ort existing higher and furthe ational establishments for nued success; de good quality employmen rtunities available to all.	er	within/a main url expected that produce ducation Howeve that new areas su further i on existi	ment located djacent to the can area is d to help ensure spective residents od access to anal facilities. r, there is a risk of development in ch as Clifton could increase pressure ing educational particularly	+ -	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.		Effects associated the implementation this option are like be similar to those identified in relation Options 1 and 2. I directing a greater proportion of development to not settlements, this comay reduce pressuexisting education facilities within ur	on of ely to e ion to In r eew option ure on nal	+	Effects associated with the implementation of this options are likely to be similar to those identified in relation to Option 1.

	++				nt effect / Uncertain or N		-			1		
Ēγ	Very positive impact	Positive impact likely	No signif	icant effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	negativ	re impact depending on
	likely		no clear li		insufficient informa	ation				how it is in		
	•	•						-		•	•	
KEY	Very positive impact	Positive impact likely	No signif	primary s Notwiths approach urban exi new settl likely to e provision education part of ne However be taken developn associate settleme education As noted assessme Objective expected overall he requirem York over This will i housing a therefore to suppor and highe institutio developn within/ac Centre m opportur complem City's insi supportir	chools. tanding, an incorporating tensions and a tement would be tensions and a tement particularly to to ensure that tent particularly d with the new that is accessible to tensional facilities. under the tension and tension is to meet the tousing tents for the City of the plan period. Include student tend the option is to considered likely the City's further ter educational tensions. New economic tent diagoent to the City ay also present		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.		areas although need to be take ensure that dev particularly asswith new settle incorporates/is accessible to ed facilities. Overall, this op been assessed a positive effect objective.	how it is im care will en to velopment ociated ements ducational tion has as having		re impact depending on inted
4	Create jobs • Help	deliver conditions for busine	ess +	Overall, t been asso positive o objective	his option has essed as having a effect on this	++	The type and magnitude	++	The type and m	agnitude	++	The type and magnitude

	++		+	0		?		-			1		
KEY	Very positive impact Positive i		Positive impact likely	No significar	nt effect /	Uncertain	or	Negative impact likely	Very negative impact Pos		Positive or	ositive or negative impact depending on	
	likely			no clear link	r link insufficient informa				likely how			ow it is implemented	
	and deliver growth of a sustainable , low carbon and inclusive economy	 Deliv work Deliv grow Enha oppo Provi for ed Supp 	ess and investment; er a flexible and relevant force for the future; er and promote stable econo th; nce the city centre and its ortunities for business and lei ide the appropriate infrastru- conomic growth; ort existing employment driv note a low carbon economy.	sure; cture	existing be option is improve vitality of Further, a incorpora extension settlement help deline employm supportir of indiger and attra investment help vork key econboth the and the Yorkshire. As noted economic within/ac Centre mopporture complement City's eduinstitution supportir Sector. To deliver a skilled with future of Overall, the population of the control o	djacent to the puilt up area, this expected to help the viability and if the City Centre. In approach which ates urban as and a new int is expected to wer a range of item sites, ing the expansion in nous businesses citing inward int. This is likely to a fulfil its role as a omic driver within Leeds City Region fork and North is Sub Region. above, new a development diacent to the City ay also present inties to item or support the ideational in se.g. by ing the Science City this is likely to help flexible and highly orkforce for the the City. this option has essed as having a it positive effect		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 associathis option are libe similar to thoidentified in responding 1 and 2, the developmenthe City Centre oproviding a rangemployment site settlements.	ikely to ose oect of , enabling of within whilst e of		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		ess existing imbalances of ec ivation and exclusion across		large pro	on will deliver a portion of new and economic	+	This option will deliver a large proportion of new housing and economic	+	Like Options 1 and option would de housing and eco	eliver	++	In focusing new development within and adjacent to the existing

	++		+	0		?		-					
KEY	Very positiv	e impact	Positive impact likely	No significa	nt effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	ve impact depending on
	likely			no clear link		insufficient inform	ation		likely		how it is i	mpleme	nted
	and access	Provid	de accessible services and fa	cilities	developn	nent in or within		development in or within		development in	or within		urban area and along
	to all	for th	e local population;		close pro	ximity to the City's		close proximity to the		close proximity	to the		key transport corridors,
		Providence	de affordable housing to me	et	most dep	rived areas		City's most deprived		City's most depr	rived		this option is expected to
		dema	nd;		including	, for example,		areas including, for		areas. However	r, in		help ensure that new
		Help r	reduce homelessness;		Westfield	l, Guildhall, Hull		example, Westfield,		directing potent	ially		development is highly
		Prome	ote the safety and security f	or	Road and	Clifton wards.		Guildhall, Hull Road and		substantial grow	vth away		accessible. Like Options
			e and/or property.		However	, there is potential		Clifton wards. This option		from these area	s towards		1, 2 and 3, this option
		1.224	, . , . , . ,		that focu	sing a large		would also direct a larger		new settlements	s, positive		would also be expected
					proportio	n of new		proportion of		effects on this a	spect of		to locate development
					developn	nent within a new		development toward		the objective ma	ay be		within or in close
					settleme	nt could draw		smaller settlements		reduced relative	e to		proximity to the City's
					housing a	way from the		which may help to		Options 1 and 2			most deprived areas.
					City's sm	aller settlements		address needs within		Similarly, positiv	e effects		
					thereby r	educing the		these areas, although		on the viability o	of existing		New development that is
					potential	to address needs		there is a risk that this		services and fac	ilities		within or in close
					within th	ese areas,		approach could restrict		may be lessened	d under		proximity and highly
					although	it would be		the delivery of affordable		this option, alth	ough		accessible to the existing
					expected	the option would		housing given the range		pressure on som	ne		urban area is expected
					enable so	me more limited		and type of sites available		facilities would l	be likely		to help enhance the
					growth in	smaller		at these settlements.		to be reduced.			viability of existing
					settleme	nts.							services and facilities
								New development within		Whilst this optic	n would		although there is a risk
					New dev	elopment within		or in close proximity to		deliver growth v	vithin and		that development could
					or in clos	e proximity to the		the existing urban area		adjacent to the	existing		increase pressure on
					existing u	ırban area is		and villages is expected to		urban area whic	:h is		some services such as
					expected	to help enhance		help enhance accessibility		expected to ben	efit from		primary school provision.
					the viabil	ity of existing		to, and the viability of,		high levels of			Notwithstanding, an
					services a	and facilities		existing services and		accessibility, car	e will		approach incorporating
					although	there is a risk that		facilities. In this respect,		need to be take			urban extensions would
						nent could		due to an anticipated lack		ensure that new			be likely to enable the
						pressure on some		of site availability at		settlements are			provision of new
						uch as primary		smaller settlements, this		a high degree of			educational facilities as
					school pr			option is likely to lead to		accessibility to t	he main		part of new
						tanding, an		an increased		urban area and			developments.
						incorporating		concentration of growth		incorporate a su			
						tensions and a		within the existing urban		range of service	s and		Overall, this option has
						ement would be		area and at urban		facilities.			been assessed as having
					-	enable the		extensions relative to					a significant positive
					•	of new facilities		Option 1 which could		Overall, this opt			effect on this objective.
					as part of			increase accessibility		been assessed a			
					developn	nents.		further. New		a positive effect	on this		
								development may also		objective.			
					Being wit	hin or in close		increase service provision					

\top	++		+	0		?		-			I		
KEY		e impact	Positive impact likely	_	ant effect /	Uncertain	or	Negative impact likely		egative impact		_	e impact depending on
	likely			no clear lin	k	insufficient informa		likely how it is implemented					
								alida a sala da a a da a dala					
						y to the existing ea, the majority of		although there is a risk that development could					
						elopment is also		increase pressure on					
						to benefit from		some services such as					
					•	ls of accessibility.		primary school provision.					
					_	, care will need to		Further, whilst economic					
						to ensure that any		development and service					
					new sett	lement is afforded		provision at villages may					
					a high de	gree of		enhance accessibility to					
					accessibi	lity to the main		existing and prospective					
					urban ar	ea and		residents in these					
						ates a suitable		settlements,					
					_	services and		development may not be					
					facilities.			of a scale required to					
					On halan			support new facilities and					
						ce, this option has essed as having a		services.					
						nt positive effect		Overall, this option has					
					on this o	•		been assessed as having a					
						.,		positive effect on this					
								objective.					
6	Reduce the	• Delive	er development where it is	+	As noted	under the	+ -	New development within	-	Whilst new deve	lopment	++	As noted above under
	need to	access	sible by public transport, wa	king	assessme	ent against		or in close proximity to		within or in close	9		the assessment against
	travel and	and cy	ycling to minimise the use of	the	Objective	•		the existing urban area is		proximity to the	-		Objective 5, in focusing
	deliver a	car;			•	nent within or in		expected to benefit from		urban area is exp			new development within
	sustainable		er transport infrastructure w		-	ximity to the		high levels of accessibility.		benefit from hig			and adjacent to the
	integrated		orts sustainable travel option	-	_	urban area is		In this respect, due to an		of accessibility a			existing urban area and
	transport network		ote sustainable forms of trav	el;	_	I to benefit from		anticipated lack of site availability at smaller		settlements are incorporate som	•		along key transport corridors, this option is
	HELWOIK	• Impro	ove congestion.		_	there is likely to be		settlements, this option		services, facilitie			expected to help ensure
					opportur	-		is likely to lead to an		employment	Juliu		that new development is
					• • •	ate the provision		increased concentration		opportunities, as	s this		highly accessible.
					•	es and facilities as		of growth within the		option would re			Further, there is likely to
					part of n	ew schemes		existing urban area and at		substantial prop	ortion of		be opportunities to
					thereby i	minimising the		urban extensions relative		development be	ing		incorporate the
					need to t	ravel and		to Option 1 which could		located at new			provision of services and
						nent may		increase accessibility		settlements , aw	,		facilities as part of new
						investment in		further. However, whilst		the main urban	area and		schemes thereby
					-	ansport. However,		economic development		City Centre, it is			minimising the need to
						important to		and service provision at		anticipated that			travel and development
						nat any new		villages could reduce the		generate a highe			may stimulate
						nt is accessible,		need to travel,		number of trans	-		investment in, and the
					weiiserv	ed by public		development may not be		movements com	ipareu to		use of, public transport.

	++ 0		0	?			-					
KEY	Very positive impact	Positive impact likely	No significant	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	negativ	ve impact depending on
	likely		no clear link		insufficient inform	ation		likely		how it is in	npleme	nted
				•	and incorporates		of a scale required to		Options 1 and 2			
				•	f services and		support new facilities and		consequence, C	•		New development is
				facilities.			services which could		has been assess			likely to generate
							increase the need to		having a negati	ve effect		investment in transport
				New deve	elopment is likely		travel relative to Option1.		on this objectiv	e.		infrastructure within the
				_	te investment in							urban area which could
				transport	infrastructure		New development is likely	/				help address existing
					e urban area		to generate investment in	1				issues of congestion.
					uld help address		transport infrastructure					Further, balancing
				existing is			within the urban area					housing and
				_	n. Further,		which could help address					employment provision
				_	housing and		existing issues of					may help to reduce
					ent provision may		congestion. Further,					levels of in (and out)
				•	duce levels of in		balancing housing and					commuting
					commuting.		employment provision					As noted above, this
					, in the short term		may help to reduce levels					option is likely to help
					onstruction) and		of in (and out)					encourage the use of
					elopment is		commuting. However, in					public transport which
				•	, there is likely to		the short term (during					may help reduce
				be an inci			construction) and once					congestion although it
				Ū	n within the		development is complete,	,				should be noted that
					a under this		there is likely to be an					there is the potential
					though this would		increase in congestion					that locating new
					cpected under		within the urban area					development along key
					conditions and in		under this option,					transport corridors could
				•	ect it is noted that		particularly given the					also serve to encourage
				•	n delay is		anticipated intensification	1				travel by car.
				•	to double by		of development in this					
				2026.			area relative to Option 1.					Overall, this option has
							Directing some					been assessed as having
					his option has		development toward					a significant positive
					essed as having a		villages under this option					effect on this objective.
					effect on this		may also limit					
				objective	•		opportunities for					
							transport infrastructure					
							investment relative to					
							options that incorporate					
							new settlements.					
							Overall this antion has					
							Overall, this option has					
							been assessed as having a	1				
							mixed positive and					
							negative effect on this					

_	++		+				?		-						
KEY	Very positiv	e impact	Positive impact likely	No sign	ificant eff	fect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive o	r negativ	ve impact depending on	
	likely			no clear	link insufficient inform		ation		likely	1	how it is i	mpleme	nted		
									objective.						
7	То		ce or mitigate greenhouse ga	IS		ioritisin		+	As under Option 1,	+	 As noted above, 		+	Prioritising new	
	minimise		sions from all sources;			•	ent within or in		prioritising new		option is expect			development within or	
	greenhouse		or implement adaptation me			•	imity to the		development within or in		generate a high			in close proximity to the	
	gases that		ne likely effects of climate cha	inge;		•	rban area is		close proximity to the		number of trans	•		existing urban area along	
	cause		de and develop energy from			•	to both reduce		existing urban area is		movements con	•		key transport corridors is	
	climate		wable, low and zero carbon				o travel (by		expected to both reduce		Options 1 and 2			expected to both reduce	
	change and		nologies;			_	hat new		the need to travel (by		turn could also i			the need to travel (by	
	deliver a		ote sustainable design and b	_		-	ent is accessible		ensuring that new		greenhouse gas			ensuring that new	
	managed		rials that manage the future			-	lancing job and		development is accessible		emissions relativ	ve to		development is	
	response to		consequences of climate char	•			rovision) and		and by balancing job and		these options,			accessible and by	
	its effects		re to the principles of the en	ergy		_	e alternatives to ereby helping to		housing provision) and		particularly if ne settlements are			balancing job and housing provision) and	
		hiera	rchy.				greenhouse gas		encourage alternatives to car use thereby helping to		served by public			encourage alternatives	
							. However, in the		minimise greenhouse gas		transport.	•		to car use thereby	
							(during		emissions. However, in		transport.			helping to alleviate	
							on) and once		the short term (during		The developme	nt of		greenhouse gas	
							ent is complete,		construction) and once		urban extension			emissions. However, it	
						•	ely to be an		development is complete,		new settlement			should be noted that	
							n congestion		there is likely to be an		provide opportu	•		there is the potential	
							urban area		increase in congestion		view of their and			that locating new	
							option which		within the urban area		scale) to incorpo	•		development along key	
							e an adverse		under this option which		renewable ener			transport corridors could	
					eff	fect on t	his objective.		could have an adverse		provision and	01		also serve to encourage	
							•		effect on this objective.		decentralised er	nergy		travel by car.	
					The	e devel	opment of urban		Further, whilst economic		supply which wo	ould help		•	
					ext	tension	s and a new		development and service		lower greenhou	se gas		The development of	
					set	ttlemen	t may provide		provision at villages could		emissions.			urban extensions and a	
					ор	portuni	ties (in view of		reduce the need to travel,					new settlement may	
					the	eir antic	ipated scale) to		development may not be		Overall, this opt	ion has		provide opportunities (in	
						•	te renewable		of a scale required to		been assessed a	U		view of their anticipated	
							ovision and		support new facilities and		a mixed positive			scale) to incorporate	
							sed energy		services which could		negative effect	on this		renewable energy	
							ich would help		increase the need to		objective.			provision and	
						_	enhouse gas		travel relative to Option1.					decentralised energy	
					em	nissions	•							supply which would help	
									The development of					lower greenhouse gas	
							e, this option has		urban extensions may					emissions.	
							ssed as having a		provide opportunities (in					O . hala this	
							ffect on this		view of their anticipated					On balance, this option	
					ob	jective.			scale) to incorporate					has been assessed as	
									renewable energy provision and					having a positive effect on this objective.	
									provision and					on this objective.	

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KEY	Very positiv	e impact	Positive impact likely	No signif	cant ef	effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive o	r negativ	ve impact depending on
_	likely			no clear li	nk		insufficient informa	ation		likely		how it is i	mpleme	nted
									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	Protei	ct and enhance internationa	and	D	evelonm	ent within the	_	As under Option 1, this		As under Option	s 1 and	_	Development within the
J	or enhance		nally significant priority spec				ban area may		option is expected to help		2, this option is			existing urban area may
	green		ats within SACs, SPAs, RAMS			_	courage the		avoid adverse impacts on		to help avoid ad	•		help to encourage the
	infrastructu	and S		1113		edevelop	_		biodiversity and habitat		impacts on biod			redevelopment of
	re, bio-		ct and enhance locally impo	tant		-	l land, avoiding		loss through encouraging		and habitat loss	•		brownfield land,
	diversity,		e conservation sites (SINCs);	tarre		dverse in			brownfield development		encouraging bro	-		avoiding adverse impacts
	geodiversit		e new areas or site of bio-div	ersity			y and habitat		and will provide		development ar			on biodiversity and
	y, flora and		diversity value;	Croicy		oss, altho	•		opportunities to		provide opportu			habitat loss, although it
	fauna for		ve connectivity of green		re	ecognised	I that brownfield		incorporate new green		incorporate nev	green		is recognised that
	accessible	•	tructure and the natural		si	ites can h	ave high		infrastructure and to		infrastructure a	nd to		brownfield sites can
	high quality		onment;		bi	iodiversit	y value. Further,		enhance connectivity to		enhance connec	tivity to		have high biodiversity
	and		de opportunities for people t	0	de	levelopm	ent of the scale		existing assets.		existing assets.			value. Further,
	connected		s the natural environment.		er	nvisaged	at urban				However, this o	ption		development of the
	natural				ex	xtensions	and a new		Like Option 1, this option		would involve th	ne		scale envisaged at urban
	environme				se	ettlemen	t is likely to		would result in the loss of		provision of urb	an		extensions is likely to
	nt						portunities to		substantial areas of		extensions and	the		provide opportunities to
						-	e new green		greenfield land which		creation of new			incorporate new green
							ure and to		could affect habitat and		settlements res	-		infrastructure and to
							onnectivity to		species in both the short		the loss of subst			enhance connectivity to
					ex	xisting as	sets.		term during construction		areas of greenfi			existing assets.
						_			and once development is		which could hav			
						-	this option would		complete. Development		direct (e.g. loss			However, this option
						esult in th			may also restrict		habitat) and ind			would result in the loss
							l areas of		opportunities for people		noise and emiss			of substantial areas of
					_		land which could		to access the natural		air) impact on h			greenfield land which
							a direct (e.g. loss		environment. However,		and species in b			could have both a direct
							and indirect (e.g.		the scale of development		short term during	-		(e.g. loss of habitat) and
					no	ioise and	emissions to air)		at greenfield sites under		construction an	u once		indirect (e.g. noise and

	++	+	0		?		-			1		
KEY	Very positive impact	Positive impact likely	No significant	effect /	Uncertain	or	Negative impact likely	Very r	negative impact	Positive o	r negativ	ve impact depending on
-	likely		no clear link		insufficient inform	ation		likely		how it is in	mpleme	nted
				impact or	n habitat and		this option may be less as		development is			emissions to air) impact
				species in	both the short		a lack of site availability at		complete. Deve	elopment		on habitat and species in
				term duri	ng construction		smaller settlements is		of these sites m	ay also		both the short term
				and once	development is		likely to lead to an		restrict opportu	nities for		during construction and
				complete	. Development of		increased concentration		people to access	s the		once development is
				may also	restrict		of growth within the		natural environi	ment.		complete. Development
				opportun	ities for people to		existing urban area and at					of these sites may also
				access the	e natural		urban extensions.		In view of the so	cale		restrict opportunities for
				environm	ent.		Equally, however, this		greenfield land	that may		people to access the
							could lead to increased		be developed u	nder this		natural environment.
				On balan	ce, this option has		development pressure at		option, it has be	en		
					essed as having a		sites around the edge of		assessed as hav	•		On balance, this option
				Ū	effect on this		the urban area which		significant nega			has been assessed as
				•	. It should be		have high biodiversity		on this objective			having a negative effect
					t potential		value. Further,		should be noted			on this objective. It
				•	n specific		development at smaller		potential impac			should be noted that
					, national and		settlements is likely to be		specific Europea	-		potential impacts on
					gnated sites		in closer proximity to		national and loc			specific European,
				_	regional, district		European and national		designated sites	•		national and local
					green corridors is		designated sites,		regional, district			designated sites
					at this stage and		increasing the potential		green corridors			including regional,
					pendent on the		for adverse effects on		uncertain at this	•		district and local green
					scale and type of		these assets (although		and will be depo			corridors is uncertain at
					lopment should		this is currently		the location, sca			this stage and will be
					n be taken		uncertain).		type of new dev			dependent on the
				forward.					should this option	on be		location, scale and type
							On balance, this option		taken forward.			of new development
							has been assessed as					should this option be
							having a negative effect					taken forward.
							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.					
							tancii ioi warai					

	Very positive impact Positive impact likely		0			?		-			1			
KEY	Very positiv	e impact	Positive impact likely	No sigr	nificant	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	negati	ve impact depending on
				no clear	link		insufficient informa	ation		likely		how it is i	npleme	ented
														-
9	Use land	Re-us	se previously developed land;	;	+ -	Under thi	s option it is	+ -	As under Option 1, it is		Whilst this opti	on would	+ -	Under this option it is
	resources	Preve	ent pollution contaminating t	he		anticipate	ed that a large		anticipated that a large		seek to focus n	ew		anticipated that a large
	efficiently	land	and remediate any existing			proportio	n of new		proportion of new		development w	ithin the		proportion of new
	and	conta	amination;			developm	ent would be		development would be		existing urban a	area it		development would be
	safeguard	 Safeg 	guard soil quality, including th	ne best		focused v	vithin the existing		focused within the		would be exped	cted to		focused within the
	their	and r	nost versatile agricultural lan	d;		urban are	a which may		existing urban area which		result in the los	s of a		existing urban area
	quality	 Prote 	ect or enhance allotments;			encourag	e the reuse of		may encourage the reuse		substantial area	a of		which may encourage
		 Safeg 	guard mineral resources and			previous	y developed land.		of previously developed		greenfield land	to		the reuse of previously
		enco	urage their efficient use.			-	it is also expected		land. Under this option		accommodate	urban		developed land.
							ption would		there may also be		extensions and			However, it is also
							he loss of		opportunities to develop		settlements. Ti	•		expected that the option
						extensive			brownfield sites within		could also serve			would result in the loss
						•	l land particularly		existing villages.		development a	•		of extensive areas of
							modate urban		Whilst this option is likely		the existing urb			greenfield land
							is and a new		to result in the		facilitate the pr			particularly to
						settleme			intensification of		new settlemen			accommodate urban
						•	nce, the option		development within the		undermining th			extensions. In
							assessed as		existing urban area		of previously de	-		consequence, the option
						-	mixed positive and		relative to Option 1, the		land. In consec			has been assessed as
						-	effect on this		option would still result in		this option has			having a mixed positive
						-	. It should be		the loss of extensive		assessed as hav	-		and negative effect on
							t potential		areas of greenfield land		significant nega			this objective. It should
						•	n agricultural land		particularly to		on this objectiv	e.		be noted that potential
							uality will depend		accommodate urban					impacts on agricultural
							cation, scale and		extensions. In					land and soil quality will
							ew development is option be taken		consequence, the option has been assessed as					depend on the location, scale and type of new
						forward.	is option be taken		having a mixed positive					development should this
						ioi wai u.			and negative effect on					option be taken forward.
									this objective. It should					option be taken forward.
									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.					
10	Improve	• Cons	erve water resources and qua	ality;	?	Effects on	this objective are	?	Effects on this objective	?	Effects on this o	bjective	?	Effects on this objective
	water		ove the quality of rivers and				d to be uncertain		are considered to be		are considered	•		are considered to be
	efficiency	•	ndwaters.			and will d	epend on the		uncertain and will depend		uncertain and w	/ill		uncertain and will
	and quality	0				location,	scale and type of		on the location, scale and		depend on the l	ocation,		depend on the location,
	,					-	lopment to be		type of new development		scale and type o			scale and type of new
						taken for	ward.		to be taken forward.		development to	be taken		development to be taken
-														

_	Very positive impact		0			?		-			1			
KEY	Very positiv			No sig		t effect /	Uncertain insufficient information	or ation	Negative impact likely	Very n likely	egative impact	Positive or how it is in		ve impact depending on nted
Ь			1											
											forward.			forward.
11	Reduce	• Prom	ote reduction, re-use, recove	erv and	?	This option	n is not expected	?	This option is not	?	This option is no	ot	?	This option is not
	waste		ing of waste;	,		-	ny significant		expected to have any		expected to hav	e any		expected to have any
	generation	•	ote and increase resource			effects or	this objective.		significant effects on this		significant effec	ts on this		significant effects on this
	and	efficie	ency.						objective.		objective.			objective.
	increase													
	level of													
	reuse and													
	recycling													
12	Improve air		ce all emissions to air from co	urrent	+ -		ork there are	+ -	Similar to Option 1,	+ -	Like Options 1 a		+ -	As with Options 1, 2 and
	quality	activit	•			-	three AQMAs, all		prioritising growth within		focusing growtl			3, focusing growth within
			nise and mitigate emissions t				are located within		the urban area and at		the urban area			the urban area and at
			new development (including ing transport emissions thro				n area. Prioritising rithin the urban		urban extensions may exacerbate existing air		urban extension exacerbate exis	•		urban extensions may exacerbate existing air
			mission technologies and fu	•		area and			quality issues although		quality issues a	_		quality issues.
			ort the development of city v	-			ns may therefore		development within these		development w	_		Additionally, under this
			mission infrastructure;	vide			te these existing		locations may also reduce		these locations			option development
			ove air quality in AQMAs and				y issues both in		the need to travel (by		reduce the nee	•		would be focused along
			nt new designations;			the short	term during		ensuring that new		(by ensuring the	at new		key transport corridors,
		-	locating development when	e it		construct	ion (e.g. due to		development is accessible		development is			many of which suffer
			negatively impact on air qua			emission	s to air from plant		and by balancing job and		accessible and	ру		from existing air quality
		 Avoid 	locating development in are	eas of			movements) and		housing provision) and		balancing job a			issues which could be
		existir	ng poor air quality where it o	ould			elopment is		encourage alternatives to		housing provisi			exacerbated in the short
			in negative impacts on the h	nealth			(e.g. due to		car use thereby helping to		encourage alter			term during construction
			ure occupants/users;				l congestion). , development		alleviate emissions to air. Under this option it is		car use thereby to alleviate emi			and once development is complete. However, as
			ote sustainable and integrate				ese locations may		likely that growth within		air.	3310113 10		noted above, prioritising
		transp of the	port network to minimise the	e use			ce the need to		the urban area and at		uii.			new development within
		or the	e car.				ensuring that		urban extensions would		Notwithstandin	g. this		or in close proximity to
						new deve	elopment is		be intensified relative to		option would re	•		the existing urban area
						accessible	e and by balancing		Option 1 but that beyond		larger proportion	on of		along key transport
						_	ousing provision)		the urban area,		development b	-		corridors is expected to
							urage alternatives		development would be		directed away f			both reduce the need to
							thereby helping		more dispersed. This		urban area. Th			travel and on balance
							te emissions to		could serve to reduce the		help alleviate e	•		encourage alternatives
							ever, it will be t to ensure that		need to travel as there		quality issues d construction an	-		to car use thereby
						•	t to ensure that settlement is		would be a greater proportion of		development is			helping to alleviate emissions to air,
						•	e, well served by		development delivered		however, it is co	•		although it should be
							insport and		centrally and new		likely that this o			noted that there is the
							ites a range of		development at villages		would generate	•		potential that locating
							and facilities in		could increase service		number of tran	•		new development along
						order to	reduce the need to		provision in these		movements cor	•		key transport corridors
									•			•		

_	++		+	0		?		-			1		
KEY		e impact	Positive impact likely	No significar	nt effect /	Uncertain	or	Negative impact likely	,	negative impact		0	ve impact depending on
	likely			no clear link		insufficient inform	ation		likely		how it is in	npleme	nted
					been ass mixed po	chis option has essed as having a ositive and effect on this		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. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		Options 1 and 2generating hig emissions to air particularly if no settlements are served by public transport. Overall, this opt been assessed a a mixed positive negative effect objective.	ew e not well c tion has as having e and		could also serve to encourage travel by car. On balance, 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	Ensure does nDeliver	e risk of flooding; e development location and ot negatively impact on floo r or incorporate through de nable urban drainage syster	od risk; sign	surround significan It is antic option w developm land white surface w in consect However of new de known effected developm incorporaflood risk measures FRA. Ove has there assessed	ed to be uncertain. It would be Ithat any Inent would It appropriate It prevention It informed by a It informed by a It informed been It infor	0	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.	0	Parts of York and surrounding are significant risk of flooding. It is anticipated that option will result development of greenfield land of could increase so water run off and consequence, flethowever, until the location of new development is effects are consible uncertain. For would be expected any development incorporate app flood risk prevent measures, informer FRA. Overall, the has therefore be assessed as having neutral effect or objective.	a are at f this t in the which urface id, in ood risk. the known idered to urther, it ted that nt would ropriate ntion med by a is option een ing a	0	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.

	++		+	0			3		-			1		
KEY	Very positiv	e impact	Positive impact likely	0		effect /	Uncertain	or	Negative impact likely	Very n	negative impact	Positive o	r negativ	e impact depending on
	likely			no clea	r link		insufficient informa	ation		likely		how it is i	mplemer	nted
14	Conserve	 Prese 	rve or enhance the special		+ -		nent within the	-	Under this option, it is		Option 3 would	•	-	As under Options 1, 2
	or enhance	chara	cter and setting of the histor	ric city;		_	ırban area, urban		envisaged that a greater		compared to Op			and 3, development
	York's	• Prom	ote or enhance local culture	;			ns and a new		proportion of		and 2, potentia	•		within the existing urban
	historic	 Prese 	rve or enhance designated a	and		settleme	nt have the		development would be		pressure on her	-		area and urban
	environme	non-c	lesignated heritage assets ar	nd their		•	to generate a		located within and		assets within th			extensions have the
	nt, cultural	settin	g;				al impact on		adjacent to the existing		area by directin			potential to generate a
	heritage,	 Prese 	rve or enhance those eleme	nts			ltural heritage		urban area relative to		proportion of n			substantial impact on
	character	which	contribute to the 6 Principl	e			legative effects on		Option 1. Development		development to			York's cultural heritage
	and setting	Chara	cteristics of the City as ident	tified in			ets and the		pressure in these		new settlement			assets. Negative effects
		the H	eritage Topic Paper.				of York may be		locations could serve to		However, the n			on these assets and the
							rt term and		increase the risk of		focus developm			character of York may be
						•	ry, as a result of		adverse impacts on		new settlement			both short term and
						•	ry disturbance		heritage assets and the		(alongside urba			temporary, as a result of
						_	nstruction, and		historic character and		extensions) cou			temporary disturbance
						•	nt, as a result of		setting of the City. In		in the developn			during construction, and
							t loss of assets or		consequence, this option		land that currer	•		permanent as a result of
						-	on the setting of		has been assessed as		protects or con			the direct loss of assets
						the City a	ind its assets.		having a negative effect		the setting of th	ie City.		or impacts on the setting
						Harrana	in also divantina		on this objective.		Overall this and	ion has		of the City and its assets.
							, in also directing nent towards				Overall, this opt			Under this option it is anticipated that a far
						•	tensions and a				a significant neg	U		greater proportion of
							ement, this option				effect on this of	-		new development would
							to relieve some				effect off tills of	ojective.		be located within or
							on these assets.							adjacent to the existing
						•	ally, through							urban area relative to
							nent within the							Options 1, 2 and 3 and in
							ea, there may be							consequence the risk of
							ities to enhance							adverse impacts on
							ngs of heritage							heritage assets and the
						assets as	well as access to							historic character of the
						them. Fu	rther, it is noted							City may be increased.
						that the	Approach to the							•
						Green Be	It Appraisal study							Overall, this option has
						places sti	ong emphasis on							been assessed as having
						the need	to preserve the							a negative effect on this
						setting a	nd special							objective.
						characte	of York and in							
						•	ence it can be							
							ly assumed that							
							opment of							
						allocated	sites would not							
						have a sig	gnificant adverse							

	++		+	0			?		-			1		
KEY	Very positiv	e impact	Positive impact likely	No sign	nificar	nt effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	e impact depending on
	likely			no clear	r link		insufficient inform	ation		likely		how it is i	mplemer	nted
									T					
						effect in	this regard.							
							ce, this option has							
							essed as having a							
						•	sitive and effect on this							
						objective								
15	Protect and	Preser	ve or enhance the landscap	ıe.	+ -		on is likely to	+ -	As under Option 1, this		Whilst this opti	on could	-	As under Options 1 and
	enhance		ing areas of landscape value			-	the substantial		option is likely to result in		serve to reduce			2, this option is likely to
	York's		ct or enhance geologically				nent of greenfield		the substantial		pressure on to			result in the substantial
	natural and		tant sites;			land and	the removal of		development of		by directing de	•		development of
	built	•	ote high quality design in cor	ntext		sites fron	n York's Green		greenfield land and the		away from the	urban		greenfield land and the
	landscape		s urban and rural landscape			Belt. Thi	s could affect		removal of sites from		area, relative to	o Options		removal of sites from
		line wi	ith the "landscape and Setti	ng"		-	e character		York's Green Belt which		1 and 2, this op			York's Green Belt which
		within	the Heritage Topic Paper.				the openness of		could affect landscape		likely to result i			could affect landscape
							and importantly		character. Whilst this		greater propor			character. Whilst this
						may affe			option would not involve		development b	•		option would not involve
						-	vard Minster		the development of a		accommodated			the development of a
							nich is the key		new settlement, it may		greenfield land			new settlement, it may
						skyline o	feature of the		increase landscape/townscape		removal of a la number of sites	-		increase landscape/townscape
							nent may also		impacts within and		York's Green Be			impacts within and
						-	wnscape and the		adjacent to the existing		support new se			adjacent to the existing
						visual an	•		urban area whilst		This could have			urban area and result in
							al and recreational		development at villages		substantial imp			more linear forms of
						receptors	s both in the short		could affect local		landscape char	acter. In		development which
						term dur	ing construction		landscape character.		consequence, t	his option		follow key transport
						and once	development is				has been asses:	sed as		corridors and which
						complete	. .		Notwithstanding, like		having a signific			would be at odds with
							_		Option 1, development		negative effect	on this		the existing compact
							, focusing		within the existing urban		objective.			urban form of York. In
						•	nent within and		area may present an					consequence, this option
						_	to the existing		opportunity to improve					has been assessed as
							ea is expected to imise adverse		townscape which could have a long term positive					having a negative effect on this objective.
						•	on landscape		effect on this objective.					on this objective.
						-	r and ease		chect on this objective.					
							nent pressure on		On balance, this option					
						-	it assets. It is also		has been assessed as					
							that the openness		having a mixed positive					
						-	proaches to the		and negative effect on					
						City wou	ld be retained		this objective.					
						where po	ssible and that the							

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KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			continuinfluence the urba context, Approace Appraise identification amongs the histe setting of Develop existing present improve could ha positive objectiv Overall, been as mixed p	ement within the curban area may an opportunity to etownscape which eve a long term effect on this e. this option has sessed as having a ositive and effect on this			
Gene	ral		development w development w Prioritise development w Option 1 This option has expected to me and vitality of tl Yorkshire Sub R City's most dep assessed as hav education (Obje	ithin and/or as an extension ithin and/or as an extension opment within and/or as an extension opment within and/or as an extension been assessed as having a signet the overall housing and ende City Centre, helping York fegion. As this option will delived areas and is expected ting a significant positive effective 3), transport (Objective egative effects were identified, which would result in the local control of the contr	to the urban area and throito the urban area and throiextension to the urban area to the urban area along key gnificant positive effect on a ployment land requireme fulfil its role as a key econor liver a large proportion of no enhance the viability of eact on equality and accessible 5) and climate change (Obed in respect of this option.	ugh the provision of a single ugh provision in the villages and through the provision of a sustainable transport corridations (Objective 1) and ents for the City of York over mic driver within both the Leew housing and economic dixisting services and facilities (lity (Objective 5). Further pojective 7). As Option 1 would involve reenfield land, it may have the	four options are identified, namely: Prioritise enew settlement (Option 1); Prioritise subject to levels of services (Option 2); of new settlements (Option 3); and Prioritise dors (Option 4). Imployment (Objective 4). The option is the plan period and will improve the viability eds City Region and the York and North levelopment in or within close proximity to the sand deliver new provision, it has also been inositive effects were identified in respect of the development of urban extensions and a poth a direct (e.g. loss of habitat) and indirect uction and once development is complete. In

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

consequence, the option has been assessed as having a negative effect on biodiversity (Objective 8).

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.

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).

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).

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).

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).

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

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KEY	Very positive impact likely	Positive impact likely	No sigr no clear	nificant effect / · link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				This option was r distribution optic associated in par and landscape (C additional growth result in more line	effects were identified in resonot assessed as having any pons, minor negative effects witcular with development or objective 15) principally due h would need to be accomment or development was a forms of development was a serious and the	spect of education (Objection obtentially significant negativere identified in relation to greenfield land. Further roto the potential for adversionated within the urban any which would be at odds with	ve 3) and climate change (O ive effects against any of the o biodiversity due to the po negative effects were also as e impacts on the setting and rea whilst focusing develops the existing compact urba	e SA Objectives. As under the other spatial tential for adverse impacts on ecology sessed against cultural heritage (Objective 14) I special character of York as it is envisaged as ment along key transport corridors could n form of York.
Prefer	rred Approach			Enviror result emissi the prince and la pressult and the proxin Econo York of driver	nmental Impact: The preferent he loss of substantial are sons to air) impact on habitations or a new settlement and cape character, focusing are on important assets. It is not the Green Wedges would nity to the existing urban are some important and will make the plan period and will	rred option would involve to eas of greenfield land, gene to and species in both the should be and development at urbant development within and a so also expected that the open do continue to strongly influe ea is expected to benefit from the poption is expected to meet improve the viability and vote going and the York and Note the strong option are strong option and the York and Note the York and Y	he development of urban erating both a direct (e.g. los nort term during construction extensions and within the diacent to the existing urbatenness of the approaches to the character of the urban high levels of accessibility the overall housing and empirality of the City Centre, hearth Yorkshire Sub Region. T	iective 9) and air quality (Objective 12). Extensions and a new settlement which would is of habitat) and indirect (e.g. noise and in and once development is complete. Whilst surban area may affect cultural heritage assets in area is expected to help ease development of the City would be retained where possible ban edge. New development within or in close y, minimising emissions to air. Folloyment land requirements for the City of alping York fulfil its role as a key economic the preferred option may also complement or
Recor	nmendations			proxin provis have g The preferred op Help e	nity to the City's most depri	ved areas and is expected to within/adjacent to the main ducational facilities. es which: aller settlements are met.	o enhance the viability of ex urban area is also expected	conomic development in or within close kisting services and facilities and deliver new d to help ensure that prospective residents
				Ensure encouEncouSeek t		afforded a high degree of vision, particularly at larger ations affected by poor air of	accessibility including measonsites and within the new sequality.	ures that promote walking and cycling and

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

	5: Strategi	ic Site Development Principles		on 1 Rely on the National Planning Policy Framework to guide regic Site development.	•	on 2 Provide local level policy to guide Strategic Site lopment.
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	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. Overall, this option has been assessed as having a positive effect on this objective.	+	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. 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.
2	Improve the health and well- being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open-space / multifunctional 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.	+ -	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. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	+	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.
3	Improve education, skills developme nt and training for an effective	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 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	+	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

Very positive impact Positive impact likely No significant effect / Insufficient information Negative impact likely Very negative impact Positive impact Positive impact Negative impact Negativ	
workforce. Teliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through ensuring that, where appropriate, sites deliver and propriate, streaments and the propriate and propriate and the propriate and	mpact depending on
turther and higher education in the City (for example, through ensuring that, where appropriate, sites delivery sudent accommodation) are lost. This has been assessed as having a mixed positive and negative effect on this objective. 4 Create jobs and deliver growth of a sustainable (low carbon and inclusive economic affect on the NPPF as opposed to more locally specific criterian way create more uncertainty with respect to the potential for identified employment sites to melt offer conomic disposed to more locally specific criterian way 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 realisation of the York Economic Strategy (e.g. Indiating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors) and are supported by appropriate infrastructure. 5 Nellor deliver equality and access to all. 5 Nellor deliver equality and access to all. 6 Nellor equality and access to all. 6 Nellor equality and access to all. 6 Nellor equality and access be evided and professional societies of the city. 7 Provide accessible services and facilities for the local population; 8 Produce the safety and security for people and/or property. 8 Nellor equality and access be provided accessible services and facilities for the local population; 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for people and/or property. 9 Produce the safety and security for pe	będ
5 Help deliver equality and access to all. • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Promote the safety and security for people and/or property. • Overall, this option has been assessed as having a positive effect on this objective. • Overall, this option has been assessed as having a positive effect on this objective to be significant but this is sure.	as having positive otential for effects on is subject to specific rtain. ensure, through the t development at e delivery of wider rategy, helping the ver within both the th Yorkshire Sub xample, including II be supported by ucture requirements need to support the proach may also help hat supports a low tirements for c sites).
policy wording which is currently uncertain Reduce the Deliver development where it is + The NPPF places strong emphasis on accessibility as well on + This option will provide an opportunity to	at housing and as meets specific local f equality and gh the adoption of at strategic sites ise community by requiring the on- tures, ensuring that does to adversely contributions to services off site). as having a positive otential for effects on is subject to specific tain.

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	need to travel and deliver a sustainable integrated transport network.	and c car; • Deliv supp	ssible by public transport, was cycling to minimise the use of the	f the hich	that der delivere positive localise ensure connect to exist develop	elopment at strateg d in accordance with effect on this object d policy provision ma with certainty that st ed to existing public ng infrastructure and ment.	ic sites ur n these pr cive. Notv ay affect t crategic de transport d promote	t, delivers improvements		public transport a improvements to development whi encourages walki sites may also ena parking standards and contributions infrastructure. Overall, this optic effect on this objet this objective to be	trategic sites is well connected to existing and, where appropriate, delivers necessary infrastructure, promotes mixed use ch reduces the need to travel and and ng and cycling. Specific policy on strategic able guidance to be provided covering car is (which can help manage travel demand) is to off-site strategic transport. On has been assessed as having a positive excive. There is the potential for effects on the significant but this is subject to specific which is currently uncertain.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emis: Plan for th Provi renev techr Prom mate and o	ce or mitigate greenhouse green from all sources; or implement adaptation ment likely effects of climate challed and develop energy from wable, low and zero carbon hologies; note sustainable design and brials that manage the future consequences of climate challer to the principles of the enrichy.	easures ange; puilding risks nge;	plannin assume option v generat on the l specific provisic localise to ensu connect to exist develop	g principles of the NF d that new developm vould be delivered in g a positive effect of IPPF could mean that standards of sustain are missed. Furthed policy provision made with certainty that ed to existing publicing infrastructure and ment, which could reserved.	PPF and in nent at stin accordan on this ob it opportuable desig er, as note ay also aff t strategio transport d promote educe em	ect the ability of the Plan c development is well t, delivers improvements es mixed use	+	Under this option and renewable er provided includin for district heatin The Renewable E. CHP and district h York's key develo above, this option that development ravel and promowill in-turn reduction. Overall, this optice effect on this objective to be	detailed guidance on sustainable design nergy provision at strategic sites could be g, for example, in respect of the potential g systems. In this context it is noted that nergy Strategic Viability Study advises that leating should be explored on several of pment opportunities. Further, as noted in will provide an opportunity to ensure t at strategic sites reduces the need to tes sustainable modes of transport which
8	Conserve or enhance green infrastructu re, biodiversity, geodiversity, flora and fauna for accessible high quality and	natio habit and S Prote natur Creat / geo Imprinfras envir	ect and enhance internationally significant priority speciats within SACs, SPAs, RAMS (SSIs; ect and enhance locally impore conservation sites (SINCs); the new areas or site of biodidiversity value; ove connectivity of green structure and the natural onment; de opportunities for people is the natural environment.	cies and GARs ortant ; versity	+ The NPI where a assume option	PF includes strong po ppropriate deliver n d that new developn	et gains ir nent at sti n accordai	n seeks to protect, and n, biodiversity. It can be rategic sites under this nce with these principles, njective.	+	As under Option : that nature conse enhanced. Howe ensure that devel strategic approac across York. This linkages between new opportunitie Overall, the optio effect on this objet this objective to be	I, it is expected that this option will ensure ervation assets are conserved and ver, this approach is expected to help opment at strategic sites complements a h to planning for green infrastructure may help to ensure, for example, that assets are maintained and enhanced and s for habitat creation realised. In has been assessed as having a positive ective. There is the potential for effects on be significant but this is subject to specific hich is currently uncertain.

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	c.y		<u> </u>				mountaine mountaine	<u> </u>	c.y		now it is impremented			
	connected natural environme nt													
9	Use land resources efficiently and safeguard their quality	 Preversion land a conta Safeg and n Prote Safeg 	e previously developed land nt pollution contaminating t and remediate any existing mination; uard soil quality, including th nost versatile agricultural lan ct or enhance allotments; uard mineral resources and urage their efficient use.	he ne best	0	•	n does not identify or alloc nce, effects on this objectiv :.	S .	0	•	not identify or allocate strategic sites and ffects on this objective are not expected to			
10	Improve water efficiency and quality	ConseImpro	erve water resources and qua ove the quality of rivers and dwaters.	ality;	+	as well as developm delivered	supports the efficient use of ensuring their quality. It ca ent at strategic sites under in accordance with these p ffect on this objective.	n be assumed that new this option would be	+	strategic sites is e does not adversel 1, guidance could surface water run approach may als specific guidance (e.g. by requiring measures).	letailed local guidance on development at expected to help ensure that development by affect water quality. Relative to Option be more locally specific (e.g. in respect of off rates and requirements for SuDS). This provide an opportunity to include which seeks to reduce water consumption the incorporation of water efficiency in has been assessed as having a positive excive.			
11	Reduce waste generation and increase level of reuse and recycling.	recycl	ote reduction, re-use, recovering of waste; ote and increase resource ency.	ery and	+	minimisat	encourages the efficient us ion of waste which, alongsi s expected to have a positiv	de other Local Plan	+	This approach ma site standards (e.g. which promote th resource use (e.g. the incorporation management of w management faci Overall, this option	s objective. h may enable the setting of specific, strategic is (e.g. under the Code for Sustainable Homes) of the the sustainable management of waste and (e.g. through the use of sustainable materials, ation of facilities which enable the sustainable to f waste and the on-site provision of waste t facilities). option has been assessed as having a positive			
12	Improve air quality.	activitMininfromreductionlow e	te all emissions to air from c ties; nise and mitigate emissions new development (including ing transport emissions thro mission technologies and fuo ort the development of city w	to air S ough els);	+	compliand national c should en consistent noted abo	states that local authorities with and contribute toward bjectives for pollutants and sure that any new develops twith the local air quality above, a lack of localised policible Plan to ensure with certains.	ards EU limit values or I that planning decisions ment in AQMAs is ction plan. However, as y provision may affect the	+	strategic sites wo impacts which ma above, this optior that development travel and promo				

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KEY	Very positiv	e impact	Positive impact likely			effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
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		Impropries Avoid could Avoid existing result of fut Promutans, of the		re it ality; eas of could health		where appromotes travel (and Taking int Local Plan promotes having a p	propriate delivers improve mixed use development will describe associated emissions). To account the NPPF and the policy will seek to reduce sustainable transport, this positive effect on this objective.	air quality impacts and option has been assessed as ctive.		assessed as havin	g a positive effect on this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	Ensur doesDelive	ce risk of flooding; te development location and not negatively impact on flo- er or incorporate through de inable urban drainage syster s).	od risk; sign	+	conseque significant mitigation	t. Notwithstanding, the N	ve are not expected to be PPF supports flood risk option has been assessed	+	guidance on flood strategic site guid	evelopment at strategic sites could include drisk. The requirement for specific lance would be dependent on the extent of ed in other parts of the Plan and the nature taken forward.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting.	chara Prom Prese non-c settin Prese which Chara	rve or enhance the special cter and setting of the historote or enhance local culture rve or enhance designated a designated heritage assets ang; rve or enhance those element contribute to the Six Principacteristics of the City as identeritage Topic Paper.	; ind nd their nts ole	+	expected protects he protection on national Local Plan opportuni in the conthat devel strong strong strong strong strong be loop overall, the contract of the	al planning policy to guide policy) at strategic sites n ities to ensure that heritag isideration of developmen lopment reflects the local ategic approach, opportur d to utilise them to promo	pment at strategic sites despite the strong ets within the NPPF, reliance development (and other nay undermine e is given sufficient weight t proposals and, moreover, context. Further, without a lities to enhance heritage the wider economic growth	+	heritage assets ar development at s opportunity to en local context (e.g. may help to enco Overall, this optic effect on this obje this objective to b	build be expected to help ensure that York's re a key consideration in taking forward trategic sites. It would provide an asure that proposals take full account of the by protecting views of York Minster) and urage the enhancement of assets. On has been assessed as having a positive ective. There is the potential for effects on the potential for effects on the is currently uncertain.
15	Conserve and enhance York's natural and built landscape.	IncludeProteImpoProm	rve or enhance the landscap ding areas of landscape value ct or enhance geologically rtant sites; ote high quality design in co ts urban and rural landscape	e; ntext	+	The NPPF and also p be assume option wo generating the strong	seeks to protect and enha- places strong emphasis on ed that new development ould be delivered in accord g a positive effect on this o	high quality design. It can at strategic sites under this ance with these principles, objective. However, despite ndscape and design within	+	landscape/towns forward developr opportunity to en local context (e.g. may help to enco	culd be expected to help ensure that York's cape is a key consideration in taking ment at strategic sites. It would provide an issure that proposals take full account of the by protecting views of York Minster) and urage the enhancement of landscape vinscape (e.g. through linking development

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Gene	line w within	ith the "landscape and Setti the Heritage Topic Paper.	ng" F C S C F T T	developmensure the considerate development of the component of the compone	nent at strategic sites may used landscape is given sufficition of development proposed in the spatial strategy consists of the spatial strategy consists of the spatial strategic site described in the spatial strategic site of the spatial strategic site of the provision strategic site of the provision spatial strategic site of the spatial strategic site of the spatial strategic site of the spatial strategic site site site site site site site site	ent weight in the sals and, moreover, that sails and, moreover, that sails and, moreover, that sails and, moreover, that sails are two options covering evelopment (Option 1); and for the sail and the sail are the sail as having a positive effect tegic sites may affect the abronment) and, further, opport of affordable housing, loc ective 2) and education (Ob m pressure on existing healegic site development.	develop Provide tion. The the bui across t bility of t portunitie al service ijective th facilit	Overall, this optice offect on this objective to be policy wording we ment at strategic site local level policy to go the NPPF includes a rational environment of the State Plan to ensure the plan to ensure the personal facilities etc. B) were identified we ties, open space and essment.	een infrastructure network). on has been assessed as having a positive ective. There is the potential for effects on the significant but this is subject to specific hich is currently uncertain. es, namely: Rely on the National Planning guide Strategic Site development (Option 2). ange of policy measures designed to, interponent and address climate change. In A Objectives. However, not providing locally nat proposals fully reflect the local context otential benefits that could arise from could be lost. In this context, mixed hich primarily reflects the potential that primary schools and could disincentivise		
Prefe	rred Approach		s t c ii (trategic sites whe local contextommunities in including in responding in responding in responding with the option is not a Environme has the potential delivery of Leeds City Social Imparts	ould reflect the overarching t. Further, this option could which sites are located and pect of housing (Objective 1) odiversity (Objective 8), cultording which is currently until the expected to generate any intal Impact: The preferred option wider Plan economic object Region and the York and Note: The preferred option is	g Plan objectives for sustainal help to maximise the poten beyond. This has the poten of the pot	able devential berotial to generate of the sense of the s	relopment and help nefits that may be do generate significant p tent (Objective 4), tr ndscape (Objective 1 s. nance the City's imp the City fulfil its role in	ensure that proposals take full account of erived from new development to the local positive effects across several SA objectives ansport (Objective 6), climate change 5), although this is subject to the scope of ortant built and environmental assets and at strategic employment sites supports the as a key economic driver within both the		
Reco	mmendations			aligned with the provision of community facilities and services. In drafting detailed policy wording, consideration should be given to: 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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Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on							
likely		no clear link	insufficient information		likely	how it is implemented							
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 d	evelopment to promote sus	stainable modes of transpor	t including walking and cycl	ing.							
		 Including gr 	uidance relating to car parki	ng standards, if appropriate	2.								
		Requiring c	ontributions to strategic tra	nsport infrastructure, if req	uired.								
		Requiring s	pecific standards of design i	ncluding in respect of the p	rovision of renewable energ	y infrastructure, if appropriate.							
		Including lo	cally specific principles which	ch reflect the characteristics	s of York's natural and built	environment							
	likely	likely	Requiring to Aligning po Requiring d Including go Requiring c Requiring c Requiring s	 Requiring the provision of community of Aligning policy wording with the vision, Requiring development to promote sus Including guidance relating to car parkion Requiring contributions to strategic transport of Requiring specific standards of design in 	 Requiring the provision of community facilities, services and infras Aligning policy wording with the vision/objectives of the York Ecor Requiring development to promote sustainable modes of transpor Including guidance relating to car parking standards, if appropriate Requiring contributions to strategic transport infrastructure, if req Requiring specific standards of design including in respect of the p 	Requiring the provision of community facilities, services and infrastructure to meet local community facilities.							

		5.6	: The Role of York's	Gree	en Belt	5	.7: Safeguarded Land	k		
SA Objective			on 1 Identify 'preserve the ng and special character of ' as the primary purpose of 's Green Belt.	Option 2: Give equal weight to all Green Belt Purposes identified in NPPF.			otion 3: Identify sufficient evelopment sites for the erration 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 Gree Belt.		
To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	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 forwarded 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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71		e impact	Positive impact likely	_	cant effect /	Uncertain	or	Negative impact likely		negative impact		_	ve impact depending on
	likely			no clear lii	nk	insufficient informa	ation		likel	У	how it is im	pleme	nted
2	Improve the health and well- being of York's population	environegat Improfuncti Promacces: cyclin Improfor Provio	locating development wher onmental circumstances cou ively impact on people's heave access to openspace / mi onal openspace otes a healthier lifestyle thouse to leisure opportunities (wing) were access to healthcare; des or promotes safety and sidents; e that land mination/pollution does not eptable risks to health.	ld alth; ulti- ugh alking /	to restrict within the accordant contained This will develop rurban are likely to likely lifestyles in identification city's Greather exclusion land from (relative may (deperform function not a spepurpose) term. On has been	on would continue t development e Green Belt, in ce with policy d within the NPPF. encourage nent within the ea which in-turn is nelp ensure that elopment is e to health Further, the ay help to protect n development s an open space (for example, the en Wedges), supporting healthy Notwithstanding, ying the primary of the Green Belt, n may result in the of a larger area of n the Green Belt to Option 2) which lending on its use) an open space (although this is cific Green Belt in the longer erall, this option assessed as neutral effect on ctive.	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.		being allocated undermine the future plans to housing needs. been assessed a negative effect objective. Excluding sites if Green Belt to me term growth remay help to ensithe Green Belt to beyond the plan. This could served important areas space, facilitatin lifestyles. How allocation could increase pressure development of sites, resulting if of open space ealthough this is uncertain. Given inherent uncert forecasting future quirements, the could result in lunnecessary exthe Green Belt in potentially affect of future policy to changes in circumstances in ead for additicums ability of future promote health Further, should sites no longer appropriate (du changes in the lather the could result in lunder in the lather could result in lunder in circumstances in circ	ability of meet This has as having a on this from the eet long quirements that endures a period. It to protect is open in ghealthy ever, site potentially re for in these in the loss arilier, currently in the ainties in in re land his option and being cluded from and could it the ability to respond uch as the onal open in ing the plans to y lifestyles. allocated one et o	+	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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KEY		e impact	Positive impact likely	_		t effect /	Uncertain	or	Negative impact likely		•	egative impact		_	ve impact depending on
	likely			no clea	r link		insufficient inform	ation		likel	ly		how it is im	pleme	nted
3	Improve education, skills developme nt and training for an effective workforce	opporSupporeducacontinProvid	de good education and traini rtunities for all; ort existing higher and furthe ational establishments for nued success; de good quality employment rtunities available to all.	er	0	to have a		0	This option is not expected to have a significant effect on this objective.	+ / / -		review Green Be boundaries which the risk of loss of open space. Ow option has been as having a mixed and negative effobjective. This option will allocation of site long term develoneds which madeducational facithowever, the allocation of site in the future ability. Council to respond the future ability council to respond the plan which could incleas in circuit beyond the plan which could incleas which could incleas additional educational educat	ch presents of additional erall, this assessed ed positive fect on this enable the es to meet opment y include lities. location of undermine y of the end to mstances operiod ude, for ed for ational ll, this assessed ed positive fect on this	+	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	succes Delive workf Delive growt Enhar oppor Provic for ec	deliver conditions for busine ss and investment; er a flexible and relevant force for the future; er and promote stable econoch; nee the city centre and its ritunities for business and leide the appropriate infrastructionomic growth; ort existing employment drivote a low carbon economy.	omic sure; cture	•	purpose of Belt (to p and speci York), this enable as flexibility land that from the may in-tu extent of taken for economic meet nee term (rela	ying a primary of the York Green reserve the setting al character of s option could greater degree of with respect to could be excluded Green Belt. This rn increase the land that could be warded for c development to ds in the longer attive to Option 2). uence, 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 would be exclude the Green Belt to longer term devineeds (i.e. beyoneriod) including employment and consequence, the has been assess having a positive this objective. Notwithstanding allocating sites a stage, this option restrict future florespond to change and the control of the control	led from o meet elopment nd the plan g for d in ne option ed as e effect on g, in nt this n may exibility to	+	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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KEY	Very positiv	ve impact	Positive impact likely	No sig	nificant effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive or r	negativ	ve impact depending on
	likely			no clea	r link	insufficient inform	ation		likely		how it is im	pleme	nted
													<u>-</u>
					having a this obje					circumstances supdated emplorequirements for other economic and could result that would not developable or in the future be allocated which undermine the future plans to accommodate of growth. This has assessed as have negative effect objective.	yment land precasts and conditions t in sites be deliverable ing may ability of economic as been ing a on this		as having a positive effect on this objective.
5	Help deliver equality and access to all	depriv city; Provid for the Provid demai Help r Promo	ss existing imbalances of equation and exclusion across the accessible services and fall local population; le affordable housing to mend; educe homelessness; ote the safety and security for and/or property.	cilities	focus ner within th which in- increase assumed would po the exclu area of la Belt to m developr (relative approacl provide g (relative meet aff needs an commun services The deve excluded Belt coul location) relatively come for	elt policy will help w development e urban area eturn is expected accessibility. It is that this option otentially facilitate ision of a larger and from the Green eet the ment needs of York to Option 2). This n may therefore greater scope to Option 2) to ordable housing it deliver ity facilities and in the longer term. Elopment of land from the Green d (subject to their mean that y inaccessible sites ward and may yelopment away urban area,	+ -	As under Option 1, Green Belt policy will help focus new development within the urban area which inturn 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 allocation of sit long term deveneeds including of community from the services. Howe allocation of sit could undermine future ability of to respond to a community need the plan period this option has assessed as have positive and ne on this objective.	es to meet lopment g in respect acilities and ever, the es now he the the Council hanges in and eds beyond . Overall, been ring a mixed gative effect	+	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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KEY	Very positiv	e impact	Positive impact likely	No sign	nificant	effect /	Uncertain	or	. ,			egative impact Positive or	nega	ative	e impact depending on
	likely			no clea	r link		insufficient informa	ation		likel	У	how it is in	plen	nen	ted
						reducing a	accessibility.		this objective.						
						Overall +	nis option has								
						-	ssed as having a								
							ffect on this								
						objective.									
6	Reduce the	Delive	er development where it is		+	Green Bel	t policy will help	+	As under Option 1, Green	+	-	Excluding sites from the	+	?	This policy will protect
	need to	acces	sible by public transport, wa	lking			development		Belt policy will help focus			Green Belt to meet long			Green Belt land from
	travel and	and c	ycling to minimise the use of	the			urban area		new development within			term growth requirements			development during the
	deliver a	car;					urn is expected to		the urban area which in-			may help to ensure that			plan period (and possibly
	sustainable		er transport infrastructure w			•	the use of		turn is expected to			the Green Belt endures			beyond). In accordance
	integrated transport		orts sustainable travel option	-		•	ycling and public However,		promote the use of walking, cycling and			beyond the plan period which could in-turn (in			with policy contained within the NPPF, this is
	network		ote sustainable forms of trav	ei;		focusing e	•		public transport.			accordance with policy			expected to help focus
		impro	ove congestion.			_	ent within the		However, focusing			contained within the NPPF)			new development within
						-	rk could also		economic development			help focus new			the urban area thereby
						increase i	n-commuting.		within the City of York			development within the			reducing the need to
						As noted	above, the		could also increase in-			urban area thereby			travel and promoting
						•	ent of land		commuting. Applying			reducing the need to travel			more sustainable forms of
							from the Green		equal weight to all Green			and promoting more			transport. In the longer
							(subject to its		Belt purposes under this			sustainable forms of			term, should safeguarded
							mean that inaccessible sites		option could result in a greater focus of			transport. In the longer term (i.e. once sites come			sites come forward, these would be expected to be
							vard and may		development within the			forward) development on			outside the urban area
							elopment away		existing urban area			allocated sites excluded			and development may
							urban area,		(relative to Option 1).			from the Green Belt may			therefore increase the
							accessibility.		(increase the need to travel			need to travel by car (as
						However,	it is assumed that		Overall, this option has			by car (as sites may not			sites may not benefit from
						•	development		been assessed as having a			benefit from public			public transport provision
						would be	accessible.		positive effect on this			transport provision and			and would not be
									objective.			would not be centrally			centrally located).
						-	nis option has					located). However, until			However, until
							ssed as having a ffect on this					sites are identified and detailed proposals known			safeguarded sites are identified and detailed
						objective.						effects in this regard are			proposals known effects
						Jajective.	•					considered to be uncertain.			in this regard are
												Notwithstanding, this			considered to be
												option could potentially			uncertain. Overall this
												affect the ability of future			option has been assessed
												policy to respond to			as having a positive effect
												changing circumstances			on this objective for the
												such as public transport			duration of the plan but
												provision and in			an uncertain effect in the

KEY			0		?		-			1			
	Very positive impa	pact Positive impact likely	No significant	effect /	Uncertain	or	Negative impact likely			-	_		e impact depending on
	likely		no clear link		insufficient informa	ition		likely	/	how it is im	plen	nen	ted
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation mea for the likely effects of climate char Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and bu materials that manage the future ri and consequences of climate chang Adhere to the principles of the ene hierarchy.	sures nge; ilding sks	policy will developme urban area expected t use of wall public tran reduce greemissions. focusing ed developme City of Yorl increase in The developme excluded fi Belt could location) in inaccessibili forward and developme the urban accessibilite emissions at transport. assumed the developme accessible. Overall, the been assessible.	conomic ent within the k could also -commuting. pment of land rom the Green (subject to its nean that relative e sites come and may draw ent away from area, reducing ry and increasing associated with However, it is hat any such ent would be	+	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. Overall, this option has been assessed as having a positive effect on this objective.		-	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. 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	+ +	<u> </u>	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

~	+ O Very positive impact Positive impact likely No sign no clear	ificant effect / Uncertain insufficient inform	,	Very negative impact Positive or negative impact how it is implemented	depending on
				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.	
or gr in: re di: ge y, fa ac hi _l ar	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 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.	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.	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 unnecessary 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	rding land will the protection of en Belt for the n of plan and beyond. This will lige development the urban area n-turn is likely to asserve green ucture and rsity, although it is sed that urban n have high rsity value. In the erm, safeguarded by come forward elopment which sult in the loss of and disturbance to rsity. Istanding, this would afford a degree of ty (relative to 1) to respond to g circumstances g in respect of and overall it has re been assessed ag a positive effect

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KEY	Very positiv	ve impact	Positive impact likely	No sig	nificant	t effect /	Uncertain	or	Negative impact likely	Very	n n	egative impact	Positive or I	negativ	ve impact depending on
	likely			no clea	r link		insufficient informa	ation		likely	У		how it is im	plemer	nted
						_									
												review Green B			on this objective.
												boundaries whi	•		
												the risk of furth			
												effects on biodi	-		
9	Use land		e previously developed land	l;	++	One of th	•	++	As with Option 1, this	+	-	Excluding sites f		+	The safeguarding of Green
	resources		ent pollution contaminating	the			of Green Belt is to		option would be expected			Green Belt will l	•		Belt land will help to
	efficiently		and remediate any existing			_	e the recycling of		to generate a significant			ensure that the			encourage the recycling of
	and		mination;				and other		positive effect on this			endures beyond	•		derelict and other urban
	safeguard	_	uard soil quality, including t				d. Whilst this		objective by encouraging			period which m	•		land for the duration of
	their		nost versatile agricultural lar	nd;			entifies the		the recycling of derelict land and other urban			help to encoura	•		the plan and possibly
	quality		ct or enhance allotments;				urpose of the It as being to		land and other urban			recycling of der other urban lan			beyond, in accordance with the purposes of the
			uard mineral resources and				the setting and		iaiiu.			duration of the			Green Belt set out in the
		encou	urage their efficient use.			-	aracter of York, it					possibly beyond	•		NPPF. However, in the
						-	expected that the					accordance with	•		longer term (i.e. beyond
							rategy would					purposes of the			the plan period),
						-	to support the					set out in the N			development of sites
							ent of urban land,					However, in the			within the Green Belt may
						generatin	g a significant					term (i.e. beyon	-		result in the loss of
						positive e	ffect on this					period), the dev	elopment		greenfield land.
						objective	. This option may					of allocated site	s may		Development of
						draw dev	elopment away					result in the los	s of		greenfield sites could
						from the	urban area					greenfield land.	Further,		affect soil quality and
						_	it is assumed that					given the inhere			agricultural land, although
							uded from the					uncertainties in	-		this would be dependent
							It would only					future land requ	•		on the specific
							ward once					this option coul			characteristics of the sites
							ite opportunities					greenfield land	_		ultimately taken forward
							e existing urban e been realised.					unnecessary exe the Green Belt.			for development. Notwithstanding, this
						ai ed iidVe	Decii i caliseu.					allocation could			option would afford a
												potentially incre			greater degree of
												development pr			flexibility relative to
												this land earlier			Option 1 and overall it has
												lifetime of the L			been assessed as having a
												Development of			positive effect on this
												sites could affec	ct soil		objective.
												quality and agri			
												land, although t	his would		
												be dependent o			
												specific charact			
												the sites ultima	•		
												forward for dev	elopment.		

KEY	Very positiv	e impact	Positive impact likely	O No significar no clear link	nt effect /	? Uncertain insufficient inform	or	Negative impact likely	Very likely		e or ne	_	e impact depending on
10	Improve water efficiency and quality Reduce waste generation and increase level of reuse and	ImprogroundPromorecycli	rve water resources and qualit ve the quality of rivers and dwaters. ote reduction, re-use, recovery ing of waste; ote and increase resource	у; О	to have a on this ol	on is not expected significant effect ojective.	0	This option is not expected to have a significant effect on this objective. This option is not expected to have a significant effect on this objective.	0	Further, should allocate sites no longer be appropriate (due to changes in the baseline) may be necessary to review Green Belt boundaries which prese the risk of loss of additic open space. Overall, the option has been assessed as having a mixed position and negative effect on to objective. This option is not expected to have a significant effect on this objective. This option is not expected to have a significant effect on this objective.	it i	T ee s oo	This option is not expected to have a ignificant effect on this objective. This option is not expected to have a ignificant effect on this objective.
12	Improve air quality	activit Minim from r reduci low er Suppo low er Impro prever Avoid could Avoid existin result of futu	te all emissions to air from curries; nise and mitigate emissions to an ew development (including ing transport emissions through instance in the development of city with the development in a reast locating development in areast locating development locating development in areast locating development locating	t y; of	policy will develope urban are expected use of wa public tra improve economic within th could also commutin develope excluded Belt could location),	development e City of York o increase in-	+	As under Option 1, Green Belt policy will help focus new development within the urban area which inturn 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, excludi sites from the Green Be to meet long term grow requirements may help ensure that the Green Be endures beyond the pla period which could in-tu (in accordance with policontained within the NF 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 In the longer term (i.e.	thoo	+ ?	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

>	++	+	0				-			1		
KEY	Very positive impa	ct Positive impact likely		ificant effec		or	Negative impact likely		negative impact			ive impact depending on
	likely		no clear	link	insufficient inform	ation		likely		how it is im	pleme	ented
						•						
		transport network to minimise the	e use	come	forward and may		development within the		once sites come	forward)		come forward, these
		of the car.		draw	development away		existing urban area		development on	allocated		would be expected to be
				from	the urban area,		(relative to Option 1).		sites excluded fr	om the		outside the urban area
				redu	ing accessibility and		However, it is assumed		Green Belt may	increase		and development may
				incre	asing emissions to air		that any such		the need to trav	el by car		therefore increase the
				asso	iated with transport.		development would be		and associated e	emissions		need to travel by car and
				How	ver, it is assumed that		accessible.		(as sites may not	t benefit		associated emissions (as
				any s	uch development				from public tran	sport		sites may not benefit from
				woul	d be accessible.		Overall, this option has		provision and we	•		public transport provision
							been assessed as having a		centrally located	i).		and would not be
				Over	all, this option has		positive effect on this		However, until s	,		centrally located).
					assessed as having a		objective.		identified and de			However, until
					ve effect on this				proposals knowi			safeguarded sites are
				obje					this regard are c			identified and detailed
				2.5,0					to be uncertain.			proposals known effects
									Notwithstanding	z. this		in this regard are
									option could pot	•		considered to be
									affect the ability			uncertain. Overall this
									policy to respon			option has been assessed
									changing circum			as having a positive effect
									such as public tr			on this objective for the
									provision and in	•		duration of the plan but
									consequence, th			an uncertain effect in the
									could have an ac	•		longer term.
									effect on this ob			longer term.
									the longer term.	•		
									the option has b			
									assessed as havi			
									positive and neg			
									on this objective			
13	Minimise •	Reduce risk of flooding;		2 By fo	cusing development	2	As under Option 1, Green		Over the lifetime		2	By focusing development
13		Ensure development location and	docian	-	n the urban area,		Belt policy is expected to		plan and beyond,			within urban areas, this
		•	_		n Belt policy is		reduce the amount of		option will help to			option is expected to
		does not negatively impact on floo	-		ted to reduce the		greenfield land taken		that the Green Be			reduce the amount of
	•	Deliver or incorporate through des			int of greenfield land		forward for development.		endures. This cou	l de la companya de		greenfield land taken
		sustainable urban drainage system	ns		forward for		This could have a positive		the amount of gre			forward for development.
	and	(SuDs).			opment. This could		effect on this objective by		land taken forwar	l de la companya de		This could have a positive
					a positive effect on		reducing the volume of					effect on this objective by
	property in York				a positive effect on bjective by reducing		surface water run off,		development, gen positive effect on	_		reducing the volume of
	TOIK				olume of surface		•		•	l de la companya de		surface water run off,
							although this is currently		objective by reduction surface water run-	_		although this is currently
					run off, although this		uncertain.					=
					rently uncertain.				However, in the lo	_		uncertain.
				inei	ong term development				term greenfield si	tes are		The long term

	++	+ O ? I sitive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative impact Positive or												
VEV	Very positiv	e impact	Positive impact likely	No sign	nificant	effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive or	negati	ive impact depending on
-	likely			no clea	r link		insufficient inform	ation		likely	,	how it is in	pleme	ented
						Green Bei increased off. How depender and speci Further, in expected developm incorpora	nent would te appropriate prevention				likely to be taken forwarded for development whi increase run-off. in allocating sites option may restri ability of the Courespond to chang extent of flood rist the plan area whi serve to constrair growth. Overall, option has been a as having a negat on this objective.	ch could Further, now, this ct the ncil to es in the sk over ch could n future this		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 environme nt, cultural heritage, character and setting	 charac Promo Preser non-desetting Preser which Charac 	tve or enhance the special ster and setting of the historite or enhance local culture eve or enhance designated a esignated heritage assets and the contribute to the 6 Principle steristics of the City as identification.	and nd their ents e	#	primary p York Gree preserve special ch This approto help er land take developm undermin which has having a s	on identifies the curpose of the curpose of the curpose of the curpose of the setting and curpose is been assessed as significant positive 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 will help to ensu Green Belt endu accordance with purposes of the set out in the Ni option would the help to preserve and special char York for the durplan period and beyond. In the term, the develosites excluded fi Green Belt couladverse impact character and si the City. Howe noted that the Athe Green Belt A study places stremphasis on the preserve the set special character and in conseque be reasonably a that the develog allocated sites will help to ensure the set of the consequence of the set of the set of the consequence of the set of the consequence of the set of the consequence of the set of the	are that the ares. In the Green Belt PPF, this herefore the setting ractor of ation of the possibly longer opment of from the dhave an on the etting of etting of etting and er of York ence it can ssumed opment of coment of the etting and er of York ence it can ssumed opment of the ence it can ssumed opment of the ence it can ssumed opment of ence it	+	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

T.	++		+	0			?		-				1		
KEY	Very positiv	e impact	Positive impact likely	No sign	ificant effe	ct /	Uncertain	or	Negative impact likely	Very	/ ne	egative impact	Positive or I	negativ	ve impact depending on
	likely			no clear	link		insufficient informa	ation		likel	У		how it is im	pleme	nted
												have a significar			significant adverse effect
												effect in this reg			in this regard. Further.
												Notwithstanding			this option would afford a
												inherent uncerta forecasting futu			greater degree of flexibility relative to
												requirements, the			Option 1. Overall, the
												could result in la			option has therefore been
												unnecessary exc	_		assessed as having a
												the Green Belt.			positive effect on this
												this option could	. t		objective.
												potentially affect	t the ability		
												of future policy	to respond		
												to changes in th			
												heritage baselin	-		
												should allocated			
												longer be appro			
												to changes in th it may be necess	-		
												review Green Be	•		
												boundaries which			
												the risk of furthe	•		
												effects on cultur			
												Overall, the opti	on has		
												been assessed a	s having a		
												mixed positive a			
												negative effect of	on this		
												objective.			
15	Protect and		ve or enhance the landscap				rching aim of	++	As noted under the	+	-	As noted above,	•	+	Safeguarded land ensures
	enhance York's		ing areas of landscape value				t is to keep land		assessment of Option 1,			will help to ensu			the protection of Green Belt within the longer
	natural and		ct or enhance geologically tant sites;				consequence, t policy is		the overarching aim of Green Belt is to keep land			Green Belt endu overarching aim			time-scale by reserving
	built	•	tant sites; ote high quality design in cor	ntovt			to have a positive		open. In consequence,			Belt policy as se			land which may be
	landscape		s urban and rural landscape				this objective.		this option has been			NPPF is to maint			required to meet longer-
			ith the "landscape and Settii				it is assumed that		assessed as having a			openness and in			term development needs
			the Heritage Topic Paper.	Ü	this	policy	may enable a		significant positive effect			consequence, th	is option		without the need to alter
			5 ,		grea	iter de	gree of flexibility		on this objective.			has been assess	ed as		Green Belt boundaries.
						•	ect to land that					having a positive	e effect on		The overarching aim of
					555		xcluded from the					this objective.			Green Belt policy as set
							t. This may in-					In the longer ter			out in the NPPF is to
							t the openness of					development of			maintain openness and in
							e longer term.					excluded from t			consequence, this option
							it is also assumed					Belt could have			has been assessed as
					tnat	sites	would only come					impact on lands	Lape		having a positive effect on

	++	+	0		?	-			1		
KEY	Very positive impact	Positive impact likely	No significant e	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or	negativ	ve impact depending on
	likely		no clear link		insufficient information		likely		how it is im	pleme	nted
			ff o e e b w o o a w p v v s c c e e n n G (; ff d c c y h a a s	existing useen reality ould be penness approach vould be possible a Wedges witrongly in that care readed actors, and efining that acter fork. Over as there is sessed a sessed	once appropriate lities within the lities within the lised. Further, it e expected that the s of the lies to the City e retained where and that the Green would continue to influence the of the urban this context, it is at the Approach to lit Appraisal Study entifies these imongst others, as the historic or and setting of erall, the option efore been as having a tt positive effect			character althouthorough identithe most approto be released a effects on this control to be released and the longer term expected to be notwithstanding inherent uncert forecasting future quirements, it could result in light unnecessary exists the Green Belt. This option could potentially affect of future policy to changes in the landscape based should allocated longer be approto to changes in the it may be necessary even where the properties with the risk of furth effects on lands character. Over option has been as having a mixuand negative efforces.	ugh ification of priate sites adverse objective in a are not significant. g, given the ainties in are land chis option and being cluded from Further, d to the ability to respond and biline and d sites no opriate (due abe baseline), sary to elt ch presents er adverse crape rall, this assessed ed positive		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.
Gend	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 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). 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 of 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 set and special character of York. Further positive effects were identified across the majority of SA objectives including those in respect of housing the set of the San Carlotter of York. Surther positive effects were identified across the majority of SA objectives including those in respect of housing the set of the San Carlotter of York.									narded land, namely: sites for the duration of). Objective 14) and e recycling of derelict and eing to preserve the setting	

	++	+	0	?	-		1
KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

(Objective 1), employment (Objective 4), equality (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12).

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.

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).

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.

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.

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.

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.

Option 4

Preferred Approach

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.

This option is not expected to have any significant negative or minor negative effects on the SA objectives.

Environmental Impact: The preferred options will help to conserve important built and environmental assets. This reflects, and is

		++	+	0	<u>\$</u>	-							
KE)		Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on					
		likely		no clear link	insufficient information		likely	how it is implemented					
Reco	com	mendations		preserving endures be and could • Economic Green Bel safeguard providing • Social Imp flexibility The following re-	the setting and special char eyond the plan period. Notvadversely affect landscape in Impact: The preferred approt, increasing the extent of lar a range of sites in the Green flexibility to respond to chan act: As noted above, the prewith respect to land that coue ecommendations are made to	acter of the City of York and vithstanding, the preferred in the longer term. The longer term. The longer term are the longer term are the longer term. The longer term are the longer term are the longer term.	d the inherent flexibility whi approach may result in the egree of flexibility with resp for housing, employment ar to meet longer term develo and environmental baseline d to help meet community reen Belt and providing a rare of the preferred approach:	needs now and in the future by affording ge of safeguarded sites.					
				Where siteClear policedevelopedSites exclu	 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 close proximity to public transport. 								

SECTION 6: YORK CITY CENTRE

	6.1	: City Centre	,					
Ī	SA C	bjective				on 1 Rely on the NPPF to guide development in the Centre		on 2 Provide detailed local criteria and site allocations to e development in York City Centre
	1	To meet the diverse housing	•	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

	++		+	0	?		-			1	
KEY	Very positive im	pact	Positive impact likely	No significant effect	/ U	ncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clear link	in	sufficient information		likely		how it is implemented	
	needs of the population in a sustainable way.	•	in terms of quantity, quality; Promote improvements to the housing stock; Locate sites in areas of know Deliver community facilities population; Deliver pitches required for cand Showpeople.	ne existing and future n housing need; for the needs of the		based on the current of trends, market trends groups in the commur size, type, tenure and required in particular	an for a mix of housing and future demographic and the needs of different hity' and to 'identify the range of housing that is locations.' This would manent long term impacts		the city centre, w	t appropriate types of new housing within hich would have positive and permanent s on this objective.	
2	Improve the health and well-being of York's population	•	Avoid locating development circumstances could negative health; Improve access to openspace openspace Promotes a healthier lifestyle leisure opportunities (walkin Improves access to healthcar Provides or promotes safety residents; Ensure that land contaminat pose unacceptable risks to healthcar	ely impact on people's e / multi-functional e though access to g / cycling) e; and security for ion/pollution does not	+	The NPPF seeks to procommunities and that should 'plan positively of shared space, communities and reside to 'guard against the services and facilities' good design which he accessible environmen disorder, and the fear undermine quality of loohesion'. Together with other elimprove air quality, consequences of climic harmful emissions and car, there would be signed.	local planning policies of or the provision and use munity facilities and other e sustainability of dential environments' and unnecessary loss of valued The NPPF also requires los to create 'safe and of six where crime and of crime, do not ife or community fforts in the NPPF to ombat the adverse ate change and reduce d reduce reliance upon the gnificant positive and long oving the health and well-	+	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	•	Provide good education and for all; Support existing higher and festablishments for continued Provide good quality employ available to all.	urther educational I success; ment opportunities	+	growth and develop n opportunities. This w permanent long term objective.	, which will help to build ew training and education ould have positive and impacts upon this	++	account of the spensure that development and would have positithis objective.	eria and site allocations would take ecific characteristics of York's city centre to opment helps to improve education, skills training for an effective workforce. This ive and permanent long term impacts on	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Help deliver conditions for beinvestment; Deliver a flexible and releval future; Deliver and promote stable of Enhance the city centre and business and leisure; Provide the appropriate infra	nt workforce for the economic growth; its opportunities for	+	planning authorities s and strategy for their proactively encourage Together with the oth requires local authorit	and requires that local hould 'set out a clear vision area which positively and is sustainable growth'. er measures the NPPF	+	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 grow and have a positive and permanent long term impact on th objective.		

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KEY	Very positive im	pact	Positive impact likely	No significant effect	/ U	Incertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
-	likely			no clear link	ir	sufficient information		likely		how it is implemented
	•									
			growth;			built, there will be pos	itive and permanent long			
		•	Support existing employmen	t drivers:		term impacts upon thi				
			Promote a low carbon econo	•						
5	Help deliver	•		•		The NDDE cooks to one	ure the vitality of town	+	Datailad lacal suit	eria and site allocations to guide
Э	•	•	Address existing imbalances		+			+		
	equality and		and exclusion across the city				e a range of suitable sites			ork City Centre would take account of
	access to all	•	Provide accessible services a	nd facilities for the		•	opment and that needs		• •	cumstances in relation to inequality and
			local population;				e and other town centre			tter and equality of access. This would
		•	Provide affordable housing to meet demand;				d are not compromised.		-	permanent long term impacts on this
		•	Help reduce homelessness;			The NPPF also seeks to			objective.	
		•	Promote the safety and secu	rity for people and/or		unnecessary loss of va				
			property.			facilities'. These requi				
						deliver equality of acco	ess and have positive and			
						permanent long term	impacts upon this			
						objective.				
6	Reduce the	•	Deliver development where i	t is accessible by public	+	The NPPF seeks to red	uce the need to travel and	++	Detailed local crit	eria and site allocations to guide
	need to travel		transport, walking and cyclin	g to minimise the use		promotes sustainable	forms of travel. This will		development in Y	ork City Centre would take account of
	and deliver a		of the car;			have a positive and pe	rmanent long term impact		locally specific cir	cumstances in helping to ensure that new
	sustainable	•	Deliver transport infrastructu	re which supports		upon this objective.			development will	help to reduce the need to travel, which
	integrated		sustainable travel options;						would have posit	ive and permanent long term impacts on
	transport	•	Promote sustainable forms o	f travel·					this objective.	
	network		Improve congestion.	i traver,						
7	To minimise	•	Reduce or mitigate greenhou	so ass omissions from	_	The NDDE seeks to red	uce the need to travel and	+	Detailed local crit	eria and site allocations to guide
,	greenhouse		all sources:	se gas emissions mom			forms of travel. This will	•		ork City Centre would take account of
	gases that					'	emissions. The NPPF also		•	cumstances in helping to ensure that new
	cause climate	•	Plan or implement adaptatio			•	llenge of climate change,		• •	help to reduce the need to travel and
			likely effects of climate chang				•			pon the car. Such an approach would help
	change and	•	Provide and develop energy				g authorities to 'adopt			
	deliver a		and zero carbon technologie	•			mitigate and adapt to		•	and permanent long term impacts upon this
	managed	•	Promote sustainable design a				will have a positive and		objective.	
	response to its		that manage the future risks	and consequences of		permanent long term	impact on this objective.			
	effects		climate change;							
		•	Adhere to the principles of the	e energy hierarchy.						
8	Conserve or	•	Protect and enhance interna-	ional and nationally	+	The NPPF requires tha	t local planning authorities	+	Detailed local crit	eria and site allocations to guide
	enhance green		significant priority species an	d habitats within SACs,		should 'set out a strate	egic approach in their		•	ork City Centre would take account of
	infrastructure,		SPAs, RAMSARs and SSSIs;			Local Plans, planning p	oositively for the creation,		locally specific cir	cumstances in helping to ensure that new
	bio-diversity,	•	Protect and enhance locally i	mportant nature		protection, enhanceme	ent and management of		development doe	s not adversely impact upon the natural
	geodiversity,		conservation sites (SINCs);			networks of biodiversi	ty and green		environment, and	d where possible enhances it. Such an
	flora and fauna	•	Create new areas or site of b	o-diversity /		infrastructure'. This re	equirement will help		approach would h	nave positive and permanent long term
	for accessible		geodiversity value;			conserve and enhance	the natural environment		impacts on this ol	bjective.
	high quality and	•	Improve connectivity of gree	n infrastructure and		in York City Centre and	therefore have positive			
	connected		the natural environment;	astrastare una		and permanent long to	•			
	natural		Provide opportunities for per	onle to access the		objective.	•			
	environment		natural environment.	pie to access trie		1 1				
			natural environment.							

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KEY	Very positive im	pact	Positive impact likely	No significant effect , no clear link		Incertain or	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
9	Use land resources efficiently and safeguard their quality	•	Re-use previously developed Prevent pollution contaminat remediate any existing contal Safeguard soil quality, includi versatile agricultural land; Protect or enhance allotment Safeguard mineral resources efficient use.	land; ing the land and mination; ng the best and most s;	+	The NPPF requires the encourage the effective land that has been proceed (brownfield land) proven environmental value' authorities should take economic and other be most versatile agricultation The above requirement resources in York City safeguard their qualitation and other proventies.	vided that it is not of high and that 'local planning ee into account the enefits of the best and	+	development in Y locally specific cir resources are use and valuable land	eria and site allocations to guide fork City Centre would take account of cumstances to help ensure that land d efficiently and to safeguard important where necessary. Such an approach ive and permanent long term impacts upon
10	Improve water efficiency and quality	•	Conserve water resources and Improve the quality of rivers		+	The NPPF requires the should seek to protect environment through including 'preventing development from contains' from or being a water pollution'.		+	development in Y locally specific cir development imp improve water qu	eria and site allocations to guide Fork City Centre would take account of cumstances to help ensure that new proves water efficiency and helps to pality where possible. This would have nanent long germ impacts upon this
11	Reduce waste generation and increase level of reuse and recycling	•	Promote reduction, re-use, re of waste; Promote and increase resour	, , ,	+	and seeks to reduce was will help to reduce was	ustainable development vaste generation, which aste in the City Centre of e and permanent long term ective.	+	development in Y locally specific cir development red recycling as part o	eria and site allocations to guide fork City Centre would take account of cumstances to help ensure that new uces waste generation and to promote of new development. This would have nanent long term impacts upon this
12	Improve air quality	•	Reduce all emissions to air from Minimise and mitigate emissis development (including reducemissions through low emissifuels); Support the development of infrastructure; Improve air quality in AQMAS designations; Avoid locating development on negatively impact on air quality.	ons to air from new cing transport on technologies and city wide low emission and prevent new where it could	+	emissions through a v supporting renewable upon the car and pror development. All of th improve air quality an permanent long term objective.	impacts upon this will be particularly ork has problems with air	+	development in Y locally specific cir development doe and where possib through reducing infrastructure. Th	eria and site allocations to guide Fork City Centre would take account of cumstances to help ensure that new es not adversely impact upon air quality ele improves air quality, for example the need to travel or using low emissions his would have positive and permanent s upon this objective.

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KEY	Very positive impact likely		Positive impact likely No significant effect no clear link		/ Uncertain or Negative impact likely insufficient information			Very likely	negative impact Positive or negative impact depending on how it is implemented			
13	Minimise flood	•	Avoid locating development in poor air quality where it could impacts on the health of future Promote sustainable and integration in the network to minimise the use of Reduce risk of flooding;	d result in negative re occupants/users; grated transport of the car.	+	The NPPF requires the	at new development is reas at highest risk of	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of			
	the impact of	•	Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).			flooding, but where d making it safe withou elsewhere. This requi minimise and reduce of York and have posi term impacts upon th	evelopment is necessary, t increasing flood risk irement will help to flood risk in the City Centre tive and permanent long		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	enhance York's historic environment, cultural	ance York's oric ironment, ural itage, racter and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and nondesignated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the		+	should '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'. 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.			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	enhance York's natural and	•	Preserve or enhance the lands of landscape value Conserve or enhance geologi Promote high quality design is urban and rural landscape and "landscape and Setting" within Paper.	cally important sites; n context with its d in line with the	+	environmental value a harm to geological co	otect land with the highest and to 'aim to prevent inservation interests'. This isitive and permanent long is 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.			
Gen	eral								he NPPF has wide ranging aims, many of which would help e NPPF seeks to deliver growth, to ensure the vitality of town			

_	++	+	0	?	-		I						
KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on						
	likely		no clear link	insufficient information		likely	how it is implemented						
	centres promotes sustainable modes of transport, seeks to protect the natural environment and the historic environment. All												

	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.				
Preferred Approach	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.				
Recommendations	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

SA Objective			Option 1: Rely on the NPPF to guide				Option 2: Provide generic local criteria/site			Option 3 : Provide detailed local criteria/site		
			development within York Central			allocations to guide development, details			allocations to guide development in York Central			
			development mann fork dential.			to be deferred to lower tier of planning policy or planning application			and a second sec			
1 To	To meet the • Deliver homes to meet the needs of the			-	It is likely that an NPPF approach	+	The use of a generic approach	+	3	The size of the site and its potential		
div	verse	population in terms of quantity, quality;			would have a long-term positive		initially followed by further policy			uses would require a detailed		
hc	ousing	 Promote improvements to the existing 			impact on delivering housing		of greater detail in an SPD would			understanding to be translated in the		
ne	eds of the	and future housing stock;			need with respect to York		allow a broad understanding of			plan. This would have a positive		
pc	opulation in	 Locate sites in areas of known housing 			Central. Identified need within		the site initially followed by a			approach in determining overall detail		
as	sustainable	need;			the Strategic Housing Market		much more detailed approach.			on the site and specifying the potential		
Wa	ay.	 Deliver community facilities for the needs 			Assessment for York and North		The use of generic indicators to			for housing.		
		of the population;			Yorkshire (NYSHMA) identifies		guide development and the site					
		 Deliver pitches required for Gypsies and 			need within the urban area. This		allocation would be useful to help			However, given there are other issues		
		Travellers and Showpeople.			site has the potential to fulfil part		determine the best uses on site,			on site to consider in bringing forward		
		• •			of this demand subject to the		including how the maximise the			the site, the delivery is likely to be in		
					type and tenure of the properties		amount of housing and indicative			the medium to long term. During this		
					located here. The NPPF sets out		housing numbers. The size of the			time the economic circumstances with		
					overall support for development		site has the potential to contribute			regards to mitigate, funding and/or		
					within its sustainability agenda		to the overall land allocated for			requirements for the site may		
					stating that the social role is to		housing growth and would provide			correspondingly change. A detailed		
					support "strong, vibrant and		a new community meeting need			approach would not allow a rapid		

\top	++ +		0			?	-				1	
ΚĒ	Very positive impact		Positive impact likely	No signi	significant effe		fect / Uncertain or		e impact likely	Very negative impact		Positive or negative impact depending on
	likely			no clear link			insufficient information	li		likely		how it is implemented
						providing required present and by a built end accessible reflect the and support of the provide underst different site, who location conside reflect the spatial shamount therefore and couple of the provide underst different the spatial shamount the reflect the reflect the reflect the shamount the reflect	communities, by ag the supply of housing at to meet the needs of and future generations; creating a high quality vironment, with ble local services that the community's needs port its health, social and well-being". Per however does not specific criteria for anding how to titate the types of use on ich given its size and to, would be an important ration. It may also not the council's ambition or strategy for the site. The tof housing on site would re be open to negotiation and be in competition with roposed used or ideas. It is size, this could also neertainty for both the the rand Council in the given its size overall.		site has the pote of this demand and tenure of the located here. The size and envon site, together infrastructure reimpact on delive. The site has the a positive impact long-term, the dof which could be through the SPD accompanying S	atre location. within the ag Market York and North IMA) identifies urban area. This ential to fulfil part subject to the type are properties vironmental issues or with equirements, could ery. potential to have at in the medium to lelivery and detail be affirmed o and A.		response to this changing situation which may cause viability issues. This option is likely to have some positive effects in the short-term but cause uncertainty in the medium to long term.
2	Improve the health and well-being of York's population	enviror negativ Improv functio Promot access cycling Improv Provide for resi Ensure	es access to healthcare; es or promotes safety and se	th; lti- gh lking /	+ -	of healt recognis in this. S out the includin safe and environ services their los of open approac	PF supports the creation hy communities and ses planning needs to pay Section 8 of the NPPF sets main principles for this g the development of d accessible ments, provision of and guarding against as as well as the provision space. In following this ch it is likely that a for York Central would	+	well-being for poworking on the swith a SPD wouldetail to ensure requirements ar	allow an of York's be considered d, including the sure the health and eople living and site. Following this ld also refine this that specific	?	Pursuing a detailed approach would require the specific facilities and services to be included in the Plan based upon an understanding of quantums of growth for employment and housing as well as their specific requirements through masterplanning. 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

	++		+	0			,	-				T
KEY	Very positive	impact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clear	·link		insufficient information			likely		how it is implemented
	•					_						
3	Improve	health.	e good education and trainii	ng		scheme the hea populat The app account standar Council spatial approac be tens develop terms of site. Th impact health a the site The NP	oroach would not take t for any locally distinctive rds or requirements , ambitions or city-wide strategy. In following this ch therefore, there may ion caused between pers and the Council in of appropriate uses on is is likely to have direct on the short to long-term and well-being benefits of the supports the delivery	+	elements, which health such as n and openspace should be picke through the SPI term health ber	nedical facilities is significant and d in more detail to to maximise long- nefits.	?	lifestyle and well-being is uncertain. The impacts are uncertain regarding
3	Improve education, skills development and training for an effective workforce	opportSupporteducatsuccessProvide	unities for all; 't existing higher and furthe ional establishments for cor	r ntinued		of educ the nee Whilst t contribi tension and skil need to likely to outside	PF supports the delivery actional facilities to meet eds of the community. this would make a positive ution, there may be in how much education als development would be provided and it is not or reflect any wider needs of the site which would efit the wider population.	+	assessment of or requirements and and wider area of facilities that considered, follo detailed guidan other factors. The positive for edu as it should ena provided based	overall rising from the site to inform the types should be owed by more	?	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	succes: Deliver for the Deliver growth Enhanc opport Provide for eco	eliver conditions for business and investment; a a flexible and relevant wor future; and promote stable econor; be the city centre and its unities for business and leise the appropriate infrastructionic growth; t existing employment drive	rkforce mic ure; ture	+ -	econom develop suitable availabl that the would b NPPF ar propose	PF supports the need for nic growth through oment and ensuring that e land for development is le and viable. It is likely e location of the site oe supported through nd that it would be ed to accommodate a mix to support economic .	+	The use of a ger initially followe of greater detai allow a broad u the site first to l by a much more approach. This approach using initially to unde better and guid- site allocation. I	d by further policy I in an SPD would nderstanding of be supplemented e detailed would be a flexible generic indicators rstand the site	+	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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KEY	Very positive	impact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on
_	likely	•		no clear			insufficient information			likely		how it is implemented
	,									,		·
		Promote	te a low carbon economy.			The NPI	PF however does not		site, including he	w to maximise		economic visioning work for the city to
			,			provide	specific criteria for			conomy. The size		be used to decide the best functions on
							anding how to		of the site has th	•		site to maximise benefits to the
							tiate the types of use on		contribute to the	•		economy. This would be positive.
							ich given its size and			ployment growth		economy. This would be positive.
							, would be an important			e location next to		However, providing a detailed approach
							ration. It may also not		major transport			at this stage would require the
							he council's ambition or		ensure it was an			provision of a significant amount of
							trategy for the site. The		accessible for th			infrastructure on site as well as site
						-	of employment would		This approach w	•		remediation. A detailed local approach
									• •			• •
							re be open to negotiation			onomic visioning reflected on site.		would reduce flexibility in response to
							ld be in competition with			reflected on site. ironmental issues		changing requirements, economic
						•	oposed uses or ns. Given its size, this					circumstances and funding streams
							•		on site, together			over time. It is likely to have a positive
							so cause uncertainty for			quirements, could		influence should the site be developed
							e developer and Council		impact on delive			in the short term should these be
						in delive	ering the site overall.		However, the sit			identified. However given the size of
						- , .				a positive impact		the site, the strategy would need to
							nificant need for		in the medium t	_		allow for the medium to long-term.
							ucture delivery on site		•	tail of which could		Changing economic circumstances as
							o cause tension with the			ugh the SPD and		well as funding streams could impact
							approach to investment		accompanying S	Α.		negatively in the delivery therefore.
							ess not being over					
							ed by poor environment		This approach al			
							structure, both of which		certainty in the	_		
						<u> </u>	entially significant issues		developers of th			
							nedium to long term for		understand the			
						the site			•	d avoid delay due		
									to uncertainty/c	ngoing discussion.		
5	Help deliver		s existing imbalances of equ		1		PF should encourage the	+	The use of a gen	• •	3	The outcome of this approach is
	equality and	•	ition and exclusion across th	• •			he site to be planned in a	1	· •	by further policy		uncertain given that the site would
	access to all		e accessible services and fac	ilities			support the needs of the		_	in an SPD would		need to be planned in detail to assess
			local population;				nities to have a positive		allow a broad ur	_		how the likely impacts of the detailed
		Provide	affordable housing to mee	t			e on equality and		the site initially			criteria have positively impacted on
		deman	d;				n. The NPPF sets out			proach. The use		equality and social inclusivity.
		Help re	duce homelessness;				support for development		of generic indica	-		
		• Promot	e the safety and security fo	r			ts sustainability agenda		development an			
		people	and/or property.			_	that the social role is to			be useful to help		
							"strong, vibrant and		determine the b	•		
							communities, by		including how th	e maximise the		
						providir	g the supply of housing		amount of hous	ng and accessible		
						required	d to meet the needs of		local facilities as	well as job		

likely no clear link insufficient information likely how it is implemented		++		+	0			?	-				I
present and future generations; and by creating a high quality built environment, with accessible load services that reflect the community's needs and support its health, social and cultural well-being". This is likely to be as a result of successful regeneration of the site and is therefore dependent upon implementation over the long-term. The NPPF supports the 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. Promote sustainable forms of travel; Pro	KEY		mpact	Positive impact likely	_		effect /		Negati	ve impact likely	, -	-	Positive or negative impact depending on
and by creating a high quality built environment, with a accessible local services that reflect the community's needs and support its health, social and cultural well-being". This is likely to be as a result of successful regeneration of the site and is therefore dependent upon implementation over the long-term. The approach would have the most positive outcome in the most positive outcome in the medium to long-term as to can be flexible to respond to change in and cycling to minimise the use of the supports sustainable travel options; Promote sustainable travel options; Promote sustainable travel options; Improve congestion. 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 significant mounts of movement (to be ple 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 of the site of the transport understanding of how this		likely			no clear	link		insufficient information			likely		how it is implemented
site which is positive in ensuring the promotion and delivery of sustainable transport scheme The NPPF supports "a pattern a of development which, where reasonable to do so, facilitates The NPPF supports "a pattern a of development which, where reasonable to do so, facilitates Site and any potential funding mechanisms. Overall the site should be viewed positively in terms of transport accessibility due to its current access to the railway station and the site. This approach	6 KEY	Reduce the need to travel and deliver a sustainable integrated transport	 Deliver accessi and cyc car; Deliver suppor Promot 	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure wh ts sustainable travel options te sustainable forms of trav	No sign no clear king the nich s;	link	present and by built en accessi reflect: and supcultura. This is I success site and upon in long-te. The NP develop transposites and develop signification for the site size overall details require site which the prosustain. The NP of deverasonal develop sustain.	insufficient information and future generations; creating a high quality informent, with ble local services that the community's needs opport its health, social and I well-being". likely to be as a result of iful regeneration of the d is therefore dependent implementation over the orn. PF supports the ornent of a sustainable ort network to support and requires "All ornents that generate ant amounts of movement be supported by a ort Statement or Transport ment". This is likely to or York Central given its e. This would require the development to supply of the transport ments and modes for the ich is positive in ensuring motion and delivery of able transport scheme PF supports "a pattern a lopment which, where able to do so, facilitates		opportunities of to be significant meeting equalitinclusivity requisions of the approach with most positive of medium to long flexible to responsible to res	ould have the atcome in the at	-	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
the railway station, bus routes further to improve connectivity in uncertainty for develop							the rail and peo the city				ve connectivity in		delivery time extends this may cause uncertainty for developers as the wider situation may change and accessibility requirements change.

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7	Very positive i likely	mpact	1	o signifi o clear li	ffect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative ir 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	Plan or for the Provide renewa techno Promote materia and con	te sustainable design and buildi als that manage the future risks nsequences of climate change; to the principles of the energy	; ng	infrastru maximu is signifi the tran would s sites por this wou is developed with infinity and approach stop device of impromechan forward. The NPF importach allengits core sustained as the model of the site of the site. However, local authorized and den the site.	el of transport acture required to gain m potential from the site cant. The deliverability of sport Infrastructure ignificantly influence the tential in the long-term as ald influence how the site oped. The costs involved rastructure however, are d although the NPPF th states this should not velopment coming the more detail is required ng what current modes the sess can support, the level to be meeting the the of climate change and influence in achieving the development as well the chanisms that can help to the strategies to mitigate the strategies to mitigat	+	term as it can be respond to char Locally derived a determine the construction, ou standards, resourenewable ener transport provisinfrastructure/p which could have on mitigating the change. The SPE specify these in an understanding influences the o	ly positive medium to long- e flexible to ige in the future. generic criteria can iverall ind potential for the design and iverall sustainability iverce efficiency and igy potential, ion and green ivublic realm, all of ive a positive effect e effects of climate ive would be able to igreater detail with ig of how this iverall climate and delivery of the igneric constants in the constants	?	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. 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

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KEY	Very positive i	impact	Positive impact likely	No sign	nifica	nt effect	/ Uncertain	or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
-	likely			no clear	r link		insufficient inforr	mation			likely		how it is implemented
							e change agenda and			mechanisms.			
						actio	plan. This would nee	ed to					
						be co	nsidered in order to						
						maxi	nise the site's potenti	ial					
						towa	ds minimising its effe	ects on					
						clima	e change.						
8	Conserve or	• Conser	ve or enhance international	l and	+	- The f	PPF supports the nat	ural	+	Option 2 would	be able to build	?	The approach would also build upon the
	enhance	nationa	Illy significant priority speci	ies and		envir	nment and states the	e		upon the NPPF a	approach by		NPPF and allow a detailed
	green	habitat	s within SACs, SPAs, RAMSA	ARs and		planr	ing system should red	cognise		ensuring a comp	rehensive Green		understanding of the site to be
	infrastructure	SSSIs;				"the	vider benefits of ecos	ystem		Infrastructure so	cheme is built into		understood and built upon.
	, bio-	Conservation	ve or enhance locally impor	rtant		servi	es" and minimise "im	pacts		the overall design	gn and layout. The		
	diversity,	nature	conservation sites (SINCs);			on bi	diversity and providi	ng net		approach would	have the most		However, this approach would rely on a
	geodiversity,	• Create	new areas or site of bio-div	ersity /		gains	in biodiversity where			significant posit	ive outcome in the		specific scheme to be set out for the
	flora and		ersity value;	·		possi	le, contributing to th	ie		medium to long	-term as it can be		site up front. This would require the
	fauna for	• Improv	e connectivity of green			Gove	nment's commitmen	t to		flexible to respo	nd to the		detailed masterplanning of the site to
	accessible		ucture and the natural			halt i	ne overall decline in			masterplanning	and layout in the		be presented in order to present how
	high quality	enviror	iment;			biodi	ersity, including by			future. Locally o	derived generic		the detailed criteria would enable the
	and	Provide	opportunities for people to	:0		estal	ishing coherent ecolo	ogical		criteria can dete	rmine the overall		site to connect to the city's existing
	connected		the natural environment.			netw	orks that are more res	silient		requirements ar	nd potential for the		Green infrastructure and increase
	natural					to cu	rent and future press	sures".		site. The SPD wo	ould be able to		biodiversity on the site.
	environment					This i	likely to have a long	-term		follow with a sp			
						direc	positive impact on the	he site.		maximising the			This approach is inflexible and given the
											nd biodiversity on		anticipated delivery of this site, it is
							ver, this may not take				ith the strategic		likely that the scheme would need to
							leration of York's city			parameters that	have been set.		respond to changing circumstances in
						U	infrastructure netwo						which a more generic strategic
						,	ent to the site which						approach would be beneficial.
							pactively connected a						
							to a GI/public realm						
							ne on site. The influer						
							infrastructure on tra						
							ctivity may also not b						
							to coordinate with lo	ocal					
							oolicy.						
9	Use land		previously developed land;		+		PPF supports: "Plann	-	++	Following this a	• •	+ -	Following this approach would
	resources		t pollution contaminating th	he land			es and decisions shou			maximise the us			maximise the use of this brownfield site
	efficiently		nediate any existing				rage the effective use				through ensuring		through ensuring that the council's
	and		nination;				y re-using land that l			that the generic			aspirations and justification were set
	safeguard	•	ard soil quality, including th				previously developed			strategic parame			out in more detail.
	their quality		ost versatile agricultural land	d;			nfield land), provided			considered and	•		This agree shows all he ship to the
			ve or enhance allotments;				of high environment				lst the SPD set the		This approach would be able to reflect
			ard mineral resources and				'. This site would fulf	II TIIIS		council's aspirat			local knowledge and put forward
		encour	age their efficient use.			crite	d.			justification in n	nore detail.		standards to be implemented. Similarly,

\top	++	+	0		?	-				I
KEY	Very positive impa	act Positive impact likely	No significar	nt effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely		no clear link		insufficient information			likely		how it is implemented
10	Improve • (Conserve water resources and quali		Centra contant the as a "remed despoil contant where have a impact Following would benefit conside service benefit ecosys well to Infrasti	rmer uses on the York I site would mean that hination may be a risk and the NPPF requires diating and mitigating ed, degraded, derelict, hinated and unstable land, appropriate", this would direct, long-term positive . Ing an NPPF approach also ensure that the wider as of the site are ered in terms of ecosystem s which refers to the as people obtain from tems. This would also link implementing a Green ructure strategy. PF supports the efficient	++	set out strategy remediation of a present on the sto ensure the heliving and worki development. Option 2 would flexibility should during later stag preparation hav positive effect in long-term	rould be able to wledge and put ds to be imilarly, it would to ensure that any contamination ite is undertaken ealth of the people ing in any new also allow I issues arise tes of site ing an overall in the medium to	+ -	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. 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.
	water efficiency and quality	Improve the quality of rivers and groundwaters.		use of well as site wo measu respon	resources such as water as ensuring their quality. The ould be required to set out res as part of its managed se to climate change.		strategic aims of out including results as part of a compackage of sustail climate change is measures. The swould then be display.	f the site to be set sources efficiency prehensive sinability and mitigation pecifics of this lelegated to the		detailed knowledge of the masterplan and items on the site in order to specify what water efficiency mechanisms would be best to use. The approach would prove inflexible.
11	generation and increase • I	Promote reduction, re-use, recover recycling of waste; Promote and increase resource efficiency.	and ?	use of manag are cur would duration primar provision	PF supports the efficient resources and waste ement. The impacts of this rently unknown as it depend on the type and on of construction ily and the local on/programme of waste ement.	?	strategic aims of out including re- efficiency as par comprehensive mitigation meas waste managem the incorporation schemes for exa- of this would the	package of ures, including ent principles, and in of recycling mple. The specifics en be delegated to er, the impacts of y unknown as it	?	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.

KEY	Very positive i	impact Po	sitive impact likely	No sign	nificant e r link	effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative im		Positive or negative impact depending on how it is implemented
12	Improve air quality	activities; Minimise are from new description reducing traction low emission. Support the	emissions to air from cund mitigate emissions to evelopment (including ensport emissions through technologies and fue edevelopment of city was infrastructure;	urrent o air ugh ls);	+	authorit complia towards nationa taking ii of Air Q	PF states that local ites should sustain nce with and contribute is EU limit values or lobjectives for pollutants, nto account the presence uality Management Areas cumulative impacts on	+	Option 2 would I overall approach through setting of general principle development in known air qualit	truction primarily. Duild upon the of the NPPF OUT a broad set of s for a low carbon an area with y issues. The lowing in the SPD	ı	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.
		Improve air prevent nev Avoid locati could negat Avoid locati existing poor result in new of future ocurred. Promote su	equality in AQMAs and w designations; ing development where cively impact on air qualing development in area or air quality where it congative impacts on the haccupants/users; stainable and integrate etwork to minimise the	lity; as of ould ealth		local are should edvelop Manage with the plan". Followin positive location areas wissues. I able to design a carbon entwork			comprehensively design and layout objectives to minimise any negative impact on air quality. It is anticipated that mitigation for any potential impacts would also be included to ensure minimal impacts from the development. This approach would also be able to respond to changing air quality should the situation change post strategic policy adoption.			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
13	Minimise flood risk and reduce the impact of flooding to people and property in York	does not ne Deliver or in	of flooding; elopment location and o egatively impact on floo ncorporate through des urban drainage system	d risk; sign	+	in areas through inappro allowed that sec applied determi NPPF al par of tl agenda	PF supports development of lower flood risk dictating that priate would not be high flood risk area and quential tests must be as a method for ning suitability. The so supports mitigation as ne wider climate change	+	would set out the to ensure flood in negatively impact development, mallow specific medidentified which site. In planning long-term this was most positive dirimpacts to the ci	e of flood risk in followed by a cowledge in the generic approach e main principles isk is not eted by ore detail would easures to be are specific to the this site in the ould have the eet and indirect ty.		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. 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.
14	Conserve or enhance		r enhance the special nd setting of the histori	ic city;	+ 1		PF supports local ies in delivering a	++	The approach wo		++	A detailed criteria approach/allocation would be able to delineate heritage

	++		+	0			?	-				I
KEY	Very positive i	mpact	Positive impact likely	No sign	ificant	effect /	Uncertain or	Negativ	e impact likely	Very negative im	pact	Positive or negative impact depending on
_	likely			no clear	link		insufficient information	_		likely		how it is implemented
								U		,		·
	York's historic	• Promot	e or enhance local culture;			positive	strategy for the		to be a key cons	ideration within		assets on site and specify the key
	environment,	 Conser 	ve or enhance designated a	nd		conserv	ration and enjoyment of		the planning for	the site taking full		features to plan in. This is unlikely to
	cultural		signated heritage assets an			the hist	oric environment, which		advantage of a r	nore detailed		change over the plan period and is
	heritage,	setting				should I	have long-term benefits.		approach for fut	ture delivery		therefore likely to have a significantly
	character and		ve or enhance those elemer	nts			gards to determining		within in the SP	D to guide suitable		positive impact overall.
	setting		contribute to the 6 Principle				tions "local planning		development to	•		i i
	, and the second		teristics of the City as identi				ties should require an		enhance the his	toric environment.		
			itage Topic Paper.			applica	nt to describe the					
			and representation			significa	ance of any heritage					
							iffected, including any					
						contribu	ution made by their					
						setting.	The level of detail should					
						be prop	ortionate to the assets'					
						importa	nce and no more than is					
						sufficier	nt to understand the					
						potentio	al impact of the proposal					
						on their	significance". It also					
						states t	hat" Local planning					
							ties should identify and					
						assess t	he particular significance					
						of any h	neritage asset that may be					
							d by a proposal (including					
						by deve	lopment affecting the					
							of a heritage asset) taking					
							t of the available evidence					
						and any	necessary expertise.					
						1 1	ould take this assessment					
							ount when considering					
							act of a proposal on a					
						_	e asset, to avoid or					
							e conflict between the					
							e asset's conservation and					
							ect of the proposal".					
15	Conserve or		ve or enhance the landscap		+		relopment of York Central	++	This approach w		++	This approach would be able to build
	enhance		ng areas of landscape value				e a significant site for		•	es for development		upon the NPPF and add a York specific
	York's natural		or enhance geologically				en its location and size.		of the site to be			focus to ensure that this site would
	and built	•	ant sites;				PF would support this		-	ore specific within		developed in a distinctively 'York' way.
	landscape		e high quality design in con				development and		the SPD.			Koy to this will be through the
			urban and rural landscape				y to objective 14, would		This annuage	ould be able to		Key to this will be through the
			h the "landscape and Settin	ng"			the identification of		This approach w			establishment of design codes which
		within	the Heritage Topic Paper.				s, which conserves areas		build upon the I			would be able to mitigate any issues
							scape value to minimise		•	us to ensure that		which arise on site or specify what has
						conflict.	•		this site would o	ievelopea in a		to be adhered to.

	++	+	0	?	-		T
KEY	Very positive impact likely	Positive impact likely	No significant effect no clear link	/ Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			imp of h des incl priv are: Wh gen con app spe this	NPPF attaches great ortance to the achievement gh quality and inclusive gn for all development, iding building, public and ate spaces as well as wider developments. Ist the NPPF can offer a eric guide to what to ider, it lacks a local level roach to implement York ific principles to ensure that sitte would positively.			
Gene	rai		sustainabiliti baseline and requirement implementa. Option 2 wo through an Sapproach ca timescale. A detailed as timescale. H	issues. However some of this parameters the scheme shoul and city-wide characteristics ion. Ild provide the overarching pripp. This is likely to maximise to remain flexible but comprehensessment would be beneficial owever, in order to maximise tong-term this approach would	is approach is reliant on imply work towards. It is likely to that need to be incorporated inciples for the site whilst allong-term positive impacts of ensive and respond to change for developing the site in the positive contribution of the site in the site in the positive contribution of the site in the site in the positive contribution of the site in the site i	plementation by the local au hat this approach would also ed in to the scheme which co so allowing detail to be delin in the social, environmental ging circumstances on this s e short-term using known be this site to the city as a whol	y that considers a breadth of criteria and athority causing uncertainty about the black a focus on any local level buld have a detrimental impact subject to its wered in response to local circumstances and economic objectives given that this ite over its medium to long-term delivery aselines and subject to a short-delivery e and minimising its effects over the d issues which may arise or influence its
Prefe	rred Approach		Option 2: Pri application The sit contrib flexible social i This stricity cer develo viabilit brough maxim	the potential to positively the to overall housing growth approach will help the develous frastructure to respond to the ategic site is in a good location tre. This approach is likely to roment which can respond to clay of the site. A tension may be to forward. However, this approach is development of the site price development of the site price.	y contribute to the overall so and would provide a new co pment respond to changing e design and need within the to support the overall amb maximise the site's economi nanging economic circumsta caused through the costs ar bach would enable masterpl or to this being in place.	ocial objectives of the city. To ommunity, meeting their need economic circumstances to e site. itions of the city to become ic potential by allowing a flew ences in line with the deliver and delivery of significant infranning and design of the site	d to lower tier of planning policy or planning his is a large strategic site which will eds within a city centre location. Following a be able to maximise the incorporation of an attractive site which compliments the kible yet comprehensive approach to y timescales. This will allow maximum astructure to allow the whole site to be e to work around these challenges to

	++	+	0	?	-		1				
KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on				
	likely		no clear link	insufficient information		likely	how it is implemented				
The generic criteria followed by an SPD would be able to ensure that the local characteristics of York can be included with so that the development considers York's wider as well as local context. Further more, this approach would allow development in schemes and features to maximise the sites potential in terms of green infrastructure and design for example as well a climate change mitigation requirements.											
Reco	mmendations			e no adverse impacts identif take account of any negativ		policy followed by an SPD an	d therefore there is no need for the policy				

SECTION 8: ECONOMY

8.1	: Employm	ent 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.	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.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open-space / multifunctional 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	Very positive i	no clear			nificant o	effect /	Uncertain or insufficient information	Negative impact likely	Very no likely	egative impact	Positive or negative impact depending on how it is implemented
			nation/pollution does n acceptable risks to healt								
3	Improve education, skills development and training for an effective workforce.	 Provide popportule Supportule ducation continue Provide provide 	 opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 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. Overall, this option has been assessed as having a positive effect on this objective. Help deliver conditions for business 				**	training opport residents (e.g. t number of jobs greater it can b be enhanced. The enhanced at o maximise op City's education Science City Secand highly skilled	ob provision under this option will create unities for employees and, potentially, through apprenticeship schemes). As the to be provided under this option would be expected that these opportunities would unbition of this option would be expected portunities to complement or support the hal institutions e.g. by supporting the ctor. This is likely to help deliver a flexible ad workforce for the future of the City.		
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Deliver workford Deliver a growth; Enhance opportur Provide for econ Support	and investment; a flexible and relevant ce for the future; and promote stable eco	nomic eisure; ructure rivers;	+	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.			**	the plan period manufacturing, professional set through deliver expected to sup Strategy, helpir driver within be North Yorkshire also stimulate a sector relative of new /expans. This option is all complement or e.g. by supporthelp deliver a fluture of the Ci Overall, this op	ald deliver an estimated 16,169 jobs over a facilitating faster growth in advanced science and research, financial and roices, and tourism and leisure sectors y of a range of employment sites. This is port the realisation of the York Economic ag the City fulfil its role as a key economic of the Leeds City Region and the York and a Sub Region. Increased job provision may additional growth in the construction to Option 1 associated with the provision ion of existing employment premises. Isso expected to maximise opportunities to support the City's educational institutions ing the Science City Sector. This is likely to exible and highly skilled workforce for the ty.
5	Help deliver equality and access to all.	equality, across the Provide	existing imbalances of , deprivation and exclus ne city; accessible services and for the local population		+	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.			+	In maximising jour option is expectaddressing empthowever, the e	ob provision over the plan period, this ted to offer the greatest prospect of ployment deprivation across the city. Extent to which new employment enefit these areas will depend to an extent

_	++		+	0			?	-			1	
KEY	Very positive i	mpact	Positive impact likely	_	nificant e	ffect /	Uncertain or	Negative impact likely		egative impact	Positive or negative impact depending on	
	likely			no clear	·link		insufficient information		likely		how it is implemented	
		• He	ovide affordable housing to m mand; elp reduce homelessness; omote the safety and security ople and/or property.			services less tha Overall, effect o	nic growth may also support and facilities, although asso n under Option 2. this option has been assess n this objective.	ociated benefits would be ed as having a positive		on the type of jobs created and the skills present i local labour market as well as the recruitment polifirms. Higher level growth under this option may serve to support existing community services and facilities further, could stimulate additional investment. Overall, this option has been assessed as having a effect on this objective.		
6	Reduce the need to travel and deliver a sustainable integrated transport network.	acc and car • De sup • Pro	liver development where it is cessible by public transport, we develop to minimise the use r; eliver transport infrastructure pports sustainable travel option once sustainable forms of traprove congestion.	valking of the which ons;		York. Tobjective employ However has been of the of the of the of the office office of the office office office of the office office office of the office office of the office office of the office office office of the office office of the office off	thic growth is likely to increase the exact magnitude of effect is dependent on the locate ment development, which is er, given existing and project in assessed as having a negablective. This is the series of the series investment in transport in lance housing and employment may present in the series investment in transport in lance housing and employment in the series investment in transport in lance housing and employment in the series investment in transport in the series in the seri	ts on this aspect of the ion and type of scurrently uncertain. ted congestion this option tive effect on this aspect of the opportunities to frastructure and could ent provision, reducing to be opportunities to insport alongside new ently uncertain).	+ -	traffic within the effects on this a location and tyl currently uncer congestion and would promote assessed as have objective. Economic deveincrease investinelly balance henet commuting encourage sust development (a Overall, this op	in 1, economic growth is likely to increase the City of York. The exact magnitude of aspect of the objective is dependent on the pe of employment development which is tain. However, given existing and projected taking into account the fact that this option is higher levels of growth, Option 2 has been wing a negative effect on this aspect of the displaying and employment provision, reducing in transport infrastructure and could busing and employment provision, reducing in Further, there may be opportunities to an ainable modes of transport alongside new although this is currently uncertain).	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	em Pla me clir Pro rer tec Pro bu fut clir Ad	duce or mitigate greenhouse nissions from all sources; an or implement adaptation easures for the likely effects of mate change; ovide and develop energy from the mate change; omote sustainable design and ilding materials that manage ture risks and consequences of mate change; there to the principles of the eararchy.	of m n t the	-	greenho emissio develop generat magnitu and loca level wh been as Notwith opportu infrastri employ	bic development will result in buse gases both during consons from HGV movements are sment is complete (e.g. due ion and emissions from site ude of effects will be dependent ation of economic developments is currently uncertain, of sessed as having a negative instanding, economic developments to increase investment ucture and could help balant ment provision, reducing ne- ted emissions. Further, ther	truction (e.g. due to ad plant) and once to increased traffic s). Whilst the exact dent on the type, designment at the individual site in balance this option has effect on this objective. In the intransport to the commuting and		As under Optio increased emiss construction (e and plant) and increased traffi although in view under this optio greater (although whilst the exact on the type, dedevelopment auncertain, on bhaving a negati	in 1, economic development will result in sions of greenhouse gases both during i.g. due to emissions from HGV movements once development is complete (e.g. due to c generation and emissions from sites) who of the higher levels of growth envisaged on, emissions are also expected to be gight not at a level deemed to be significant). It magnitudes of effects will be dependent sign and location of economic to the individual site level which is currently alance this option has been assessed as we effect on this objective.	

	++		+	0			?	-			1
KEY	Very positive i	impact	Positive impact likely	No sig	nificant e	effect /	Uncertain or insufficient information	Negative impact likely	Very n likely	egative impact	Positive or negative impact depending on how it is implemented
	likely			110 clea	I IIIIK		Insumcient information		пкету		now it is implemented
							age sustainable modes of t oment (although this is cur			infrastructure a employment pr associated emis opportunities t	o increase investment in transport and could help balance housing and rovision, reducing net commuting and ssions. Further, there may be o encourage sustainable modes of side new development (although this is tain).
8	Conserve or enhance green infrastructure , bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	nati and RAM Proi nati Cre dive Imp infri env	tect and enhance internation on ally significant priority spin habitats within SACs, SPAs, MSARs and SSSIs; tect and enhance locally impure conservation sites (SINC) ate new areas or site of biograity / geo-diversity value; prove connectivity of green astructure and the natural ironment; wide opportunities for peopless the natural environment	poortant ss);	?	diversiti constru result o this is d	nic growth could have an a y as a result of land take a ction and once developme f emissions to air from ope ependent on the type and t this stage is uncertain.	nd disturbance during ent is complete (e.g. as a erational uses). However,	?	additional press Brownfield site accommodate of activities may a of emissions to are known and	omic growth under this option could place sure on Greenfield land as well as swith high bio-diversity value to employment uses. Further, operational also affect ecological assets (e.g. as a result air). However, until the locations of sites operational uses determined, effects on re considered to be uncertain.
9	Use land resources efficiently and safeguard their quality.	 Previous Safe best Iano Prot Safe 	use previously developed lar vent pollution contaminating d and remediate any existing tamination; eguard soil quality, including t and most versatile agricult d; tect or enhance allotments; eguard mineral resources an ourage their efficient use.	g the g the g the cural	3	Greenfi objectiv	nic growth could result in teld sites, generating a negve. However, until the locate are considered to be unce	ative effect on this ations of sites are known,	ì	additional press employment us	omic growth under this option could place sure on Greenfield land to accommodate ses. However, until the locations of sites ects are considered to be uncertain.
10	Improve water efficiency and quality.	• Imp	serve water resources and corove the quality of rivers and undwater.		-	during l develop negativ	ooth construction and in the oment is complete. This ha e effect on this objective.	as been assessed as having a	-	consumption to consumption ungreater than ungreater than ungenhanced scale effects on this of significant.	his option would result in increased water of support economic growth. Water of this option would be expected to be used of the of economic growth although adverse objective would not be expected to be
11	Reduce waste generation		mote reduction, re-use, reco recycling of waste;	overy	-		nic growth would result in the construction of new pr	* *	-	_	his option would increase resource use and Resource use and waste generation

	++		+	0			3	-				
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negative impact likely	Very no	/ery negative impact Positive or negative impact dependikely how it is implemented		
	likely			no clea	r link		insufficient information		likely			
				110 0100							now te is implemented	
12	and increase level of reuse and recycling. Improve air quality.	Re cui Mii fro recuiou Suilou	omote and increase resource iciency. duce all emissions to air from reent activities; nimise and mitigate emission m new development (includiducing transport emissions the vemission technologies and opport the development of cit vemission infrastructure; prove air quality in AQMAs a	ns to air ng irough fuels); y wide	-	Overall, effect o Econom air both movem (e.g. du sites). N depend develop uncerta	ents and plant) and once of e to increased traffic gener Whilst the exact magnitude ent on the type, design an oment at the individual site	in increased emissions to due to emissions from HGV evelopment is complete ration and emissions from e of effects will be d location of economic level which is currently has been assessed as having	-	would be increased under this option, commensurate the scale of growth although adverse effects on this objective would not be expected to be significant. As under Option 1, economic development will result increased emissions to air during construction (e.g. du emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffig generation and emissions from sites) although in view the higher levels of growth envisaged under this optic emissions are expected to be greater (although not at level deemed to be significant). Whilst the exact magnitude of effects will be dependent on the type,		
		• Av coi • Av of coi he rate	event new designations; oid locating development who all negatively impact on air coold locating development in a existing poor air quality where all result in negative impacts alth of future occupants/useromote sustainable and integransport network to minimise the car.	ere it juality; areas re it son the rs; ated		economincrease help bal net combe opportranspo current	nic development may presse e investment in transport i lance housing and employi nmuting and associated em ortunities to encourage sus rt alongside new developn ly uncertain).	ent opportunities to infrastructure and could ment provision, reducing issions. Further, there may tainable modes of ment (although this is		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 co help balance housing and employment provision, redunet commuting and associated emissions. Further, the may be opportunities to encourage sustainable modes 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.	En de floDe sus	duce risk of flooding; sure development location al sign does not negatively impa od risk; liver or incorporate through stainable urban drainage systalos).	act on design	0	flooding known o would b appropi FRA. O	g. However, until the loca effects are considered to b	opment would incorporate measures, informed by a efore been assessed as	0	risk of flooding development is uncertain. Furt development w prevention me	nd its surrounding area are at significant However, until the location of new known effects are considered to be ther, it would be expected that any yould incorporate appropriate flood risk asures, informed by a FRA. Overall, this refore been assessed as having a neutral bjective.	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	chi cit Pro Pro no the Pro wh	eserve or enhance the special aracter and setting of the history; of the original aracter and setting of the history; of the original aracter or enhance designated in-designated heritage assets or setting; eserve or enhance those eleminated contribute to the Six Prinaracteristics of the City as idea the Heritage Topic Paper.	re; d and and nents ciple	?	heritage constru constru this is d	nic growth could have an and a assets as a result of the dottion or due to impacts on ction and once developme ependent on the type, destiment which at this stage is	irect loss of assets during their settings during both nt is complete. However, ign and location of	?	adverse effect of direct loss of as on their setting development is the type, design this stage is under this opti within the tour sectors). This r	n 1, economic growth could have an on cultural heritage assets as a result of the sets during construction or due to impacts a during both construction and once complete. However, this is dependent on an and location of development which at certain. on, faster growth would be prompted ism and leisure sector (amongst other may present opportunities to enhance se assets and their settings although this is	

	e or negative impact depending on is implemented
Second S	
15 Conserve and enhance and enhance of Preserve or enhance the 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. Promote high quality design in context with its urban and rural landscape and in line with the "landscape and in line with the "landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additiscenario 2 (16,169 additional jobs) (Option 2). Option 1	
Conserve and enhance York's natural and built landscape. 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. A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional pressure on lan accommodate employment landscape and in line with the "landscape and setting" within the Heritage Topic Paper. A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional pressure on lan accommodate employment landscape and in line with the "landscape and setting begin and location of development in landscape and additional pressure on landscape and additional pressure on landscape and accommodate employment landscape and in line with the "landscape and seasons and line and location of landscape and additional pressure on landscape and additional pressure on landscape a	
Preserve or enhance the landscape and enhance York's natural and built landscape. 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. A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional pressure on lan accommodate employment landscape and setting" within the Heritage Topic Option 1 No significant positive effects have been identified in respect of this option. The option would deliver an estimate period. This will promote economic growth, attracting inward investment and enabling the growth of indigen associated employment land supply. However, the option represents more constrained growth relative to Op not deliver the vision of the York Economic Strategy. In consequence, it has been assessed as having a positive (Objective 4). Further positive effects were identified in relation to education (Objective 3) and equality and a respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Cobjective 12). This reflects the use of resources including energy (and associated emissions to air) and gener construction and operation of economic development. No further negative effects were identified although it has the half to objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and land considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural well as health although this is dependent on the type, design and location of development which at this stage. Mixed positive and negative effects were identified in relation to transport (Objective 6). This reflects the like increase traffic within the City of York but that it may also present opportunities to increase in	certain at this stage.
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increase traffic within the City of York but that it may also present opportunities to increase investment in tra	e is unknown.
help halance housing and amployment provision, reducing not commuting	ansport infrastructure and could
neip balance nousing and employment provision, reducing net commuting.	
Option 2	
This option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advance	<u>o</u> .
research, financial and professional services, and tourism and leisure sectors. This is expected to support the	
Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the Yorl	ork and North Vorkshire Sub
Region. Increased job provision may also stimulate additional growth in the construction sector relative to C	ALK GITG INDICITION TO INSTITUTE SUD
option has been assessed as having a significant positive effect on employment (Objective 4). As this option is	
opportunities to complement or support the City's educational institutions e.g. by supporting the Science City	Option 1. In consequence, this
effects were also identified in relation to education (Objective 3). Further positive effects were identified on e	Option 1. In consequence, this is also expected to maximise ty Sector, significant positive
(Objective 5).	Option 1. In consequence, this is also expected to maximise ty Sector, significant positive
	Option 1. In consequence, this is also expected to maximise ty Sector, significant positive

KEY	Very positive impact	Positive impact likely	No significant e	fect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link		insufficient information		likely	how it is implemented
			respect (Objecti constru (comme (Objecti to be ur health a conside	of object e 12). tion and surate e 2), b certain though	ctives relating to climate ch. This reflects the use of rescited operation of economic details with the increased scale of iodiversity (Objective 8), lar at this stage. Economic ground this is dependent on the type of this is dependent on the type of this stage.	ange (Objective 7), water (Objective 9), cultural lowth could have an adverse expe, design and location of design and location and location and location of design and location and loca	ojective 10), waste and reso associated emissions to air, s option, would be expected her negative effects were id heritage (Objective 14) and effect on the City's natural a evelopment which at this st	es. Negative effects have been identified in source use (Objective 11) and air quality and generation of waste during both the double to be greater relative to Option 1 lentified. Like Option 1, effects on health landscape (Objective 15) were considered and built environmental assets as well as age is unknown. Notwithstanding, it is double to Option 1, commensurate with the scale
Prefe	rred Approach		• Er Ec de er • Ecc ac su Re	rironmomic relopmissions nomic ranced port the	ental Impact: Effects on the growth could have an adve ent which at this stage is ur to air) and generation of w Impact: The preferred optic manufacturing, science and re realisation of the York Ec d the York and North Yorks	rse effect on these assets buicknown. Economic growth waste during both construction would deliver an estimated research, financial and profesonomic Strategy, helping the	t this would be dependent rill increase the use of resount and operation. d 16,169 jobs over the planessional services, and touristity fulfil its role as a key en is also expected to maxim	pered to be uncertain at this stage. on the type, design and location of success including energy (and associated period, facilitating faster growth in sm and leisure sectors. This is expected to conomic driver within both the Leeds City ise opportunities to complement or support
			er lal co m ar	ploymour our ma nmunit nor, ad I natur	ent opportunities benefit the orket as well as the recruitm by services and facilities and overse effects on health in the e of development is known	ese areas will depend to an e ent policies of firms. Higher , further, could stimulate add e short term during construc effects on health are consid	extent on the type of jobs of level growth under this opt ditional investment. However tion and once developmen	ne city. However, the extent to which new reated and the skills present in the local cion may serve to support existing ver, employment growth may generate t is complete. However, until the location
Recor	nmendations		ReAvArMa	uce the id adve approp se best	erse impacts on the City's b	ourage the use of sustainable uilt and natural environment ding adverse impacts on hea d land.	al assets.	

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8.2: Employment Sites

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

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

	: Economic Growth in the Health and So		Opt Fran	ion 1: Rely on the National Planning Policy mework (NPPF) to guide health and social e 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.	Deliver homes to meet the rof the population in terms of quantity, quality; Promote improvements to texisting and future housing. Locate sites in areas of known housing need; Deliver community facilities the needs of the population. Deliver pitches required for Gypsies and Travellers and Showpeople.	e tock; n	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	Avoid locating development where environmental circumstances could negativ impact on people's health; Improve access to openspace multi-functional openspace Promotes a healthier lifestyl though access to leisure opportunities (walking / cycl Improves access to healthca Provides or promotes safety security for residents; Ensure that land contamination/pollution doe pose unacceptable risks to he	e / e; e; and	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 wellbeing 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	 Provide good education and training opportunities for all Support existing higher and further educational establishments for continue 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		

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KEY	Very positive impa	ict	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negative i	mpact likely	Very negative imp	pact	Positive or negative impact depending on
	likely			no clea	r link		insufficient info	rmation			likely		how it is implemented
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Provide good quality emplo opportunities available to a Help deliver conditions for business success and invest Deliver a flexible and relev workforce for the future; Deliver and promote stable economic growth;	tment;	+	Reliance u economic care secto health and services a	tors, which would anent long term in tive. upon the NPPF to g growth in the headers will help to produced social care facilities part of efforts to etitive economy a	guide alth and soc vide more ies and build a stre	tial +	opportuniti which would permanent upon this ol Providing ge guide econo health and s will help to sectors and	ning and education es in these sectors, d have positive and long term impacts bjective. eneric criteria to omic growth in the social care sectors create jobs in these contribute to the wth of the economy,	+	opportunities in these sectors, which would 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
		•	Enhance the city centre and opportunities for business a leisure; Provide the appropriate infrastructure for economic growth; Support existing employmedrivers; Promote a low carbon economic ec	and c ent nomy.		the vitality to create j contribute economy, permaner objective.	y of town centres. jobs in these secto e to the overall gro which will have p nt long term impac	This will hors and owth of the ositive and cts upon thi	elp	which will h permanent upon this ol	ave positive and long term impacts bjective.		long term impacts upon this objective.
5	Help deliver equality and access to all	•	Address existing imbalance equality, deprivation and exclusion across the city; Provide accessible services facilities for the local popul Provide affordable housing meet demand; Help reduce homelessness; Promote the safety and sec for people and/or property	and ation; to ; curity	+	economic care sector health and services. I and acces and social	upon the NPPF to g growth in the headers will help to pro d social care facilit This will help to de s to all in respect of a care and have po nt long term impace	olth and soc vide more ies and liver equali of healthca sitive and	ity re	criteria to g growth in th care would detail to inc deliver equa access to se	in whether generic uide economic ne health and social include enough lude measures to ality in terms of rvices and facilities. this objective are ncertain.	+	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	•	Deliver development where accessible by public transport walking and cycling to mini the use of the car; Deliver transport infrastruct which supports sustainable options; Promote sustainable forms travel; Improve congestion.	ort, mise cture e travel	+	economic care sector to travel s sustainable to reduce will have p term impa	ipon the NPPF to g growth in the hea ors will help to red ince the NPPF pro le forms of transporteliance upon the positive and permants acts upon this obje	olth and soo uce the nea motes ort and see car, which anent long ective.	ed ks	criteria to g growth in th care would detail to inc reduce the i	in whether generic uide economic he health and social include enough dude measures to need to travel. this objective are neertain.	+	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	•	Reduce or mitigate greenhouse gas emissions from all sour		+		ipon the NPPF to g growth in the hea		cial ?		in whether generic uide economic	+	Providing detailed criteria to guide economic growth in the health and

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KEY	Very positive impa	ict	Positive impact likely	No sig	nifican	effect /	Uncertain or N	Negative ir	npact likely	Very negative imp	act I	Positive or negative impact depending on
	likely			no clea	r link		insufficient information	_		likely		how it is implemented
	that cause climate change and	•	Plan or implement adaptation measures for the likely effective.				ors will help to minimise se gas emissions since the NPP	PF		ne health and social include enough		social care sectors will help to ensure that such growth takes account of the
	deliver a managed		climate change;			supports s	sustainable development and		detail to inc	lude measures to		need to use sustainable design and
	response to its	•	Provide and develop energy	from		seeks to re	educe harmful emissions and		reduce gree	_		building materials, which will help to
	effects		renewable, low and zero car	rbon		combat th	e adverse consequences of			Impacts on this		combat causes of climate change and
			technologies;			climate ch	ange		objective ar	e therefore		manage its effects. There would
		•	Promote sustainable design	and					uncertain.			therefore be positive and permanent
			building materials that man	_								long term impacts upon this objective.
			the future risks and consequ	uences								
			of climate change;									
		•	Adhere to the principles of t	the								
			energy hierarchy.									
8	Conserve or	•	Protect and enhance interna		+		pon the NPPF to guide	?		in whether generic	+	Providing detailed criteria to guide
	enhance green infrastructure,		and nationally significant pr species and habitats within				growth in the health and socia ors will help to	ai	_	uide economic ne health and social		economic growth in the health and social care sectors will help to direct
	bio-diversity,		SPAs, RAMSARs and SSSIs;	SACS,			enhance the natural			include enough		these services to the best locations,
	geodiversity, flora		Protect and enhance locally				ent since the NPPF affords			lude measures to		taking account of local characteristics in
	and fauna for		important nature conservat				etection to the natural		protect the			York to ensure that the natural
	accessible high		sites (SINCs);			• • •	ent and also seeks to enhance		environmen	t. Impacts on this		environment is protected as part of
	quality and	•	Create new areas or site of	bio-		the natura	al environment. There would		objective ar	e therefore		growth. This will have positive and
	connected natural		diversity / geodiversity value	e;		therefore	be positive and permanent lor	ng	uncertain.			permanent long term impacts upon this
	environment	•	Improve connectivity of gre	en		term impa	acts upon this objective.					objective.
			infrastructure and the natur	ral								
			environment;									
		•	Provide opportunities for pe	eople								
			to access the natural									
			environment.									
9	Use land	•	Re-use previously developed	-	+		pon the NPPF to guide	?		in whether generic	+	Providing detailed criteria to guide
	resources officiently and	•	Prevent pollution contamina				growth in the health and socia	ai e	_	uide economic ne health and social		economic growth in the health and
	efficiently and safeguard their		the land and remediate any				ors will help to use land efficiently since the NPPF			ie neaith and social include enough		social care sectors will help to direct these services to the best locations,
	quality		existing contamination; Safeguard soil quality, include	ding			the use of previously develope	ed		lude measures to		taking account of local characteristics in
	quanty		the best and most versatile	unig		•	eeks to protect land of high			ources efficiently		York to ensure that previously
			agricultural land;				ental value. This will have			rd their quality.		developed land is used where possible
		•	Protect or enhance allotme	nts;			nd permanent long term		_	this objective are		to support such growth, and to protect
		•	Safeguard mineral resource			impacts u	pon this objective.		therefore u	ncertain.		other valuable land such as agricultural
			encourage their efficient us									land and allotments. This would have
												permanent and positive long term
												impacts upon this objective.
10	Improve water	•	Conserve water resources a	nd	+		pon the NPPF to guide	?		in whether generic	+	Providing detailed criteria to guide
	efficiency and		quality;				growth in the health and socia	aı	_	uide economic		economic growth in the health and
	quality	•	Improve the quality of river	s and		care secto	rs will help to protect water		growth in th	e health and social		social care sectors will help to direct

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KEY	Very positive impa	ict	Positive impact likely	_		effect /	Uncertain		egative im	pact likely	Very negative imp		Positive or negative impact depending on
	likely			no clea	r link		insufficient info	rmation			likely		how it is implemented
			groundwaters.			affords str environm positive a impacts u	and quality since rong protection to ent. There would nd permanent lon pon this objective	o the natural therefore be ng term c.		detail to inc protect wate quality. Imp objective are uncertain.	e therefore		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	•	Promote reduction, re-use, recovery and recycling of w. Promote and increase resou efficiency.		+	economic care secto permaner objective. sustainab reduce wa positively	growth in the headers will help to have the long term imparting the NPPF promote development and the NPPF by the long term of which on this objective.	alth and social ve positive and cts upon this otes nd seeks to h will impact		criteria to gu growth in th care would i detail to inc	in whether generic uide economic he health and social include enough lude measures to he. Impacts on this e therefore	+	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		Reduce all emissions to air f current activities; Minimise and mitigate emis to air from new developmen (including reducing transporemissions through low emistechnologies and fuels); Support the development owide low emission infrastru Improve air quality in AQM/prevent new designations; Avoid locating development where it could negatively in on air quality; Avoid locating development areas of existing poor air quality; where it could result in negatimpacts on the health of fut occupants/users; Promote sustainable and integrated transport networminimise the use of the car.	ssions nt rt ssion f city cture; As and t npact t in nality ative cure	+	Reliance u economic care secto quality sir harmful e	ipon the NPPF to growth in the he growth in the he ors will help to imp ice the NPPF seek missions and to p le modes of trans	guide alth and social prove air s to reduce romote	?	criteria to gu growth in th care would i detail to incl avoid advers quality and quality whe	in whether generic uide economic ne health and social include enough lude measures to se impacts on air to improve air re possible. Impacts ctive are therefore	+	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	•	Reduce risk of flooding; Ensure development location design does not negatively in on flood risk; Deliver or incorporate throu	on and impact	+	economic care sectorisk and re	pon the NPPF to growth in the hears will help to mine educe the impact d property in Yorl	alth and social nimise flood of flooding to		criteria to gu growth in th care would i	in whether generic uide economic ue health and social include enough lude 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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KEY	Very positive impa	ict	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negat	ive im	pact likely	Very negative imp	pact	Positive or negative impact depending on
	likely			no clea	r link		insufficient inf	ormation				likely		how it is implemented
	York		design sustainable urban d	rainage		NPPF seel	ks to direct devel	opment awa	ay		minimise flo	od risk and reduce		of flooding. This will help to minimise
			systems (SuDs).	ŭ		from high	est risk of floodir	ng. This will	·		the impact o	f flooding to people		flood risk and reduce the impacts of
			, , , , ,			have posit	tive and perman	ent long terr	n			in York. Impacts		flooding to people and property, which
						•	pon this objectiv	U				tive are therefore		would have positive and permanent
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				uncertain.			long term impacts upon this objective.
14	Conserve or	•	Preserve or enhance the sp	ocial	_	Reliance	ipon the NPPF to	o guide		7		n whether generic	+	Providing detailed criteria to guide
14	enhance York's	ľ	character and setting of the				growth in the he	-	rial			ide economic	•	economic growth in the health and
	historic			5			ors will help to	caitii aila 30t	Jai		Ū	e health and social		social care sectors will help to direct
	environment,		historic city;				enhance York's l	nistoris			U	nclude enough		these services to the best locations,
			Promote or enhance local of	•			ent since the NP					ude measures to		
	cultural heritage,	•	Preserve or enhance design											taking account of local characteristics in
	character and		and non-designated heritage	ge		U	t protection to th					hance York's		York to ensure that the historic
	setting		assets and their setting;				ent and seeks to					ronment. Impacts		environment is protected and enhanced
		•	Preserve or enhance those				ssible. There wo					tive are therefore		where possible. This will have positive
			elements which contribute			•	anent long term	impacts upo	n		uncertain.			and permanent long term impacts upon
			6 Principle Characteristics of			this objec	tive.							this objective.
			City as identified in the Her	itage										
			Topic Paper.											
15	Conserve and	•	Preserve or enhance the		+		ipon the NPPF to	•		?		n whether generic	+	Providing detailed criteria to guide
	enhance York's		landscape including areas of	of			growth in the he	ealth and so	cial		•	ide economic		economic growth in the health and
	natural and built		landscape value				ors will help to				U	e health and social		social care sectors will help to direct
	landscape	•	Conserve or enhance geole	ogically		-	enhance York's r					nclude enough		these services to the best locations,
			important sites;			•	since the NPPF	•				ude measures to		taking account of local characteristics in
		•	Promote high quality desig	n in			important enviro				•	hance York's natural		York to ensure that the natural and
			context with its urban and	rural			be positive and	•	ong			dscape. Impacts on		built landscape is conserved and
			landscape and in line with	he		term impa	acts upon this ob	jective.			•	e are therefore		enhanced where possible. This will
			"landscape and Setting" wi	thin							uncertain.			have positive and permanent long term
			the Heritage Topic Paper.											impacts upon this objective.
Gene	ral				Optio	n 1 has pos	sitive impacts on	almost all of	f the SA	A obje	ctives. Reliance	e on the NPPF to guid	e healt	th and social care related employment
					growt	h will have	positive econom	nic impacts t	hrough	the N	IPPF's goal to I	build strong competiti	ve eco	nomy and to ensure the health and vitality
					of tov	n centres.	There will be po	ositive enviro	nment	tal imp	pacts since the	NPPF affords significa	ant pro	otection to the environment, seeks to
					reduc	e harmful e	emissions, to con	nbat the adv	erse co	onsequ	uences of clima	ate change and to pro	mote s	sustainable forms of transport.
					Optio	n 3 has pos	sitive impacts on	all of the SA	object	ives si	nce the provis	ion of detailed local c	riteria 1	to guide economic growth in the health
					and so	ocial care s	ectors will help t	o direct grov	vth in t	these s	services to the	best locations, taking	accou	int of locally specific characteristics to
								environmer	ntal imp	pacts,	to help the eco	onomy grow and have	positiv	ive impacts upon the health and well being
						k's populat								
Prefe	rred Approach				The p	referred ap	proach has a mix	xture of posi	tive an	d unc	ertain impacts	. Generic local criteria	a to gui	ide economic growth in the health and
							•	•	•				-	nce there will be greater choice in respect
														facilitate growth in the economy resulting
														uncertain environmental impacts as it is
					uncer	tain wheth	er generic local o	criteria woul	d conta	ain suf	ficient detail to	o ensure that econom	ic grov	wth in the health and social care sectors
							y impact upon th							
Reco	mmendations				It is re	commend	ed that the prefe	erred approa	ch incl	udes a	dequate envir	onmental safeguards	to prot	tect the environment from any adverse
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(e)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
-	likely		no clear link	insufficient information		likely	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.

	4: Loss of Empl	oyment Land	Option 1 Rely on NPPF to protect existing employment sites			on 2 Do not protect existing loyment 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.	 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	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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	 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	

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KEY	Very positive impact		Positive impact likely	No significant e	ffect /	Uncertain or	Negative	impact likely	Very negative impa	act	Positive or negative impact depending on
_	likely			no clear link		insufficient information			likely		how it is implemented
	•										·
		•	success; Provide good quality empoportunities available to	•		since the NPPF seeks to build a strong and competitive economy and to ensure the vitality of town centres. The NPPF also requires that 'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being use for that purpose'. 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.	d	This would hav	evelopment of these. ve negative and ng term impacts on		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.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Help deliver conditions for success and investment; Deliver a flexible and rel for the future; Deliver and promote state growth; Enhance the city centre a opportunities for busines Provide the appropriate economic growth; Support existing employing Promote a low carbon economic and successions and successions and successions are successive to the succession of the succe	evant workforce ple economic and its and leisure; infrastructure for ment drivers;	+	Reliance on the NPPF to protect existing employmen sites will have some positive impacts upon this objective since the NPPF seeks to built a strong and competitive economy and to ensure the vitality of town centres. The NPPF also requires that 'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being use for that purpose'. This requirement may not permanently protect all employment sites but it will help to protect employment land which has reasonable	i d	the creation of have arisen fro of these sites a to growth of Y would have ne	ites would prevent f jobs which may om the development and so not contribute ork's economy. This egative and ng term impacts on	+	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.

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KEY	Very positive impact likely	Positive impact likely	No significant ef no clear link	fect /	Uncertain or Ninsufficient information	legative	impact likely	Very negative impa likely		Positive or negative impact depending on how it is implemented
5	Help deliver equality	Address existing imbalar	ucos of oquality	+	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. Reliance on the NPPF to		Not protecting	a evicting	+	Providing local level criteria to
3	and access to all	 Address existing inhalar deprivation and exclusio Provide accessible servic the local population; Provide affordable housi demand; Help reduce homelessne Promote the safety and and/or property. 	n across the city; es and facilities for ng to meet ss;		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.		employments an increase in available, whi existing imbal exclusion with market. This people to affollowes. All of negative and p	ities would prevent the number of jobs ch would exacerbate ances of equality and a respect to the jobs would also not help rd to buy/rent this would have permanent long term this objective.		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	 Deliver development wh by public transport, walk minimise the use of the of Deliver transport infrastr supports sustainable transport in Promote sustainable for Improve congestion. 	ing and cycling to car; cucture which vel options;	0	No significant effects/no clear link.	?	uncertain. It wother uses we existing emplowere not protemployment of	is objective are would depend what re developed upon pyment sites if they ected for uses and whether that lecreased the need to	0	No significant impacts/clear link
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	 Reduce or mitigate greet emissions from all source Plan or implement adapt for the likely effects of cl Provide and develop enernewable, low and zero technologies; Promote sustainable des materials that manage the consequences of climate Adhere to the principles hierarchy. 	es; cation measures imate change; orgy from carbon ign and building ne future risks and change;	0	No significant effects/no clear link.	?	uncertain. It wonder uses we existing emplo	is objective are vould depend what re developed upon byment sites and contributed to eenhouse gas	0	No significant impacts/clear link

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KEY	Very positive impact	P	ositive impact likely	No significant ef	fect /	Uncertain or	Negative	impact likely	Very negative impa	ect I	Positive or negative impact depending on	
×	likely			no clear link	,	insufficient information		,	likely		how it is implemented	
	, ,	·							,		,	
8	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	r r r r r r r r r r r r r r r r r r r	Protect and enhance intentionally significant prionabitats within SACs, SPASSIS; Protect and enhance local nature conservation sites create new areas or site geodiversity value; Improve connectivity of genfrastructure and the naturionment; Provide opportunities for the natural environment.	rity species and as, RAMSARs and ally important (SINCs); of bio-diversity / green tural	0	No significant effects/no clear link.	Ş	uncertain. It wonther uses we these existing	is objective are would depend what ere developed upon employment sites they contributed to e natural	0	No significant impacts/clear link	
9	Use land resources efficiently and safeguard their quality	• F	Re-use previously develop Prevent pollution contamend remediate any existing and remediate any existing and most versatile agricu Protect or enhance alloth Safeguard mineral resour encourage their efficient	ninating the land ng contamination; cluding the best ltural land; nents; ces and	+	Reliance on the NPPF to protect existing employmen sites would have positive an 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 and from development.	d	uncertain. It v other uses we existing emplo	is objective are would depend what ere developed upon pyment sites and involved using land ciently.	+	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	• 1	Conserve water resource mprove the quality of riv groundwaters.	* * * * * * * * * * * * * * * * * * * *	0	No significant effects/no clear link.	?	uncertain. It was the other uses we existing employ whether they	is objective are would depend what ere developed upon pyment sites and contributed to ter efficiency and	0	No significant impacts/clear link	
11	Reduce waste generation and increase level of reuse and recycling	r	Promote reduction, re-us recycling of waste; Promote and increase res		0	No significant effects/no clear link.	?	uncertain. It wother uses we existing emplowhether they reducing wast	is objective are would depend what ere developed upon byment sites and contributed to se generation and lise and recycling.	0	No significant impacts/clear link	
12	Improve air quality	• N	Reduce all emissions to a activities; Minimise and mitigate en from new development (i transport emissions throu	nissions to air including reducing	0	No significant effects/no clear link.	?	uncertain. It v other uses we existing emplo	is objective are would depend what re developed upon byment sites and contributed to	0	No significant impacts/clear link	

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KEY	Very positive impact likely		significant effect /	Uncertain or insufficient information	Negative	impact likely	Very negative imp		Positive or negative impact depending on how it is implemented
	likely	110 0	ieai iiik	msumcient information			likely		now it is implemented
		technologies and fuels); Support the development of cit emission infrastructure; Improve air quality in AQMAs a new designations; Avoid locating development wh negatively impact on air quality. Avoid locating development in existing poor air quality where result in negative impacts on the future occupants/users; Promote sustainable and integrations are the car.	nnd prevent nere it could //; areas of it could ne health of			improving air o	quality.		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce risk of flooding; Ensure development location a does not negatively impact on Deliver or incorporate through sustainable urban drainage syst	flood risk; design	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. Impacts on this objective are			No significant impacts/clear link
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 Preserve or enhance the special and setting of the historic city; Promote or enhance local culture. Preserve or enhance designate designated heritage assets and setting; Preserve or enhance those elern contribute to the 6 Principle Chof the City as identified in the Fropic Paper. 	ure; d and non- their ments which naracteristics Heritage	No significant effects/no clear link.	?	uncertain. It v other uses we existing emplo whether they conserving or historic enviro	vould depend what re developed upon syment sites and contributed to enhancing York's nment.	0	No significant impacts/clear link
15	Conserve and enhance York's natural and built landscape	 Preserve or enhance the landsor including areas of landscape value. Conserve or enhance geological important sites; Promote high quality design in with its urban and rural landscalline with the "landscape and Sewithin the Heritage Topic Pape 	context ape and in etting"	No significant effects/no clear link.	?	uncertain. It vother uses we existing employ whether they conserving or natural and bu	•	0	No significant impacts/clear link
Gen	eral								on to the economy there will be largely the NPPF seeks to build a strong

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

	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.
Preferred Approach	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.
Recommendations	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.

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.	 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.	+	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.		
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents;	+	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	+	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.		

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KEY	Very positive impact		Positive impact likely	No significant effect /	Uncerta	in or	Negative impact likely	Very ne	egative	impact	Positive or negative impact depending on	
-	likely			no clear link	insuffici	ent information		likely			how it is implemented	
			•								·	
		•	Ensure that land contam unacceptable risks to hea	ination/pollution does not p alth.	ose	remediation', improve hum upon the NPI uses within ruand permane objective.	· ·					
3	Improve education, skills development and training for an effective workforce	•	Provide good education all; Support existing higher a establishments for continuity employed good quality employed to all.	nued success;	or O	There is no si				There is n	no significant effects/clear link.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Deliver and promote stal Enhance the city centre a business and leisure;	evant workforce for the futuole economic growth; and its opportunities for infrastructure for economic ment drivers;	oure;	There is no si	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	•	exclusion across the city; Provide accessible servic population; Provide affordable housi Help reduce homelessne	es and facilities for the local ng to meet demand;	and +	industrial use positive and this objective sustainable, i	In the NPPF to control busing within residential areas we permanent long term impact since the NPPF seeks to conclusive and mixed communew development to the mocations.	vill have cts upon eate inities	+	and industrial help to available advantage for people	local level criteria to control business strial uses within residential areas will woid locating such development where it versely impact upon safety and security e and property. This will have positive nament long term impacts upon this	
6	Reduce the need to travel and deliver a sustainable integrated transport network	•		s;	+	modes of tra the car and to transport net control busin residential ar permanent lo	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.			and indust help to tal circumstal from resid developments positive all this object		
7	To minimise greenhouse gases that cause climate	•	sources;	nhouse gas emissions from a ation measures for the likely		emissions thr	eks to reduce greenhouse grough a variety of measures combat the adverse consecution.	and	+	and indus	local level criteria to control business strial uses within residential areas will like account of locally specific	

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KEY	Very positive impact	:	Positive impact likely	No significant effect /	Uncertai	n or	Negative impact likely	Very ne	gative	impact	Positive or negative impact depending on
	likely			no clear link	insufficie	ent information		likely			how it is implemented
	change and deliver a		effects of climate change	;		of climate ch	ange. Reliance upon the Ni	PPF to		circumsta	ances to help minimise greenhouse gas
	managed response	•	Provide and develop ene	rgy from renewable, low and	d	control busin	ess and industrial uses with	nin		emission	s from these developments and avoid
	to its effects		zero carbon technologies			residential ar	eas would therefore have p	oositive		adverse i	impacts upon the population of
		•	Promote sustainable desi	gn and building materials th	nat	and permane	ent long term impacts upon	this		residenti	al areas in York. This would have
				nd consequences of climate		objective.				positive a	and permanent long term impacts upon
			change;	•						this object	ctive.
		•	Adhere to the principles	of the energy hierarchy.							
8	Conserve or	•	Protect and enhance inte		+	The NPPF see	eks to conserve and enhanc	e the	+	Providing	g local level criteria to control business
	enhance green			s and habitats within SACs,			onment through a variety o				strial uses within residential areas will
	infrastructure, bio-		SPAs, RAMSARs and SSSIs				luding 'protecting and enha				ake account of locally specific
	diversity,		Protect and enhance loca				capes, geological conservati			•	ances to help protect the natural
	geodiversity, flora		conservation sites (SINCs				, , , ,				nent as part of controlling these
	and fauna for		•	,, of bio-diversity / geodiversit		interests and soils; minimising impacts on biodiversity and providing net gains in				developn	
	accessible high	•		or bio-diversity / geodiversit	Ly	biodiversity where possible'. Reliance on the				uevelopi	nents.
	quality and	•	value;				rol business and industrial i				
	connected natural	•		reen infrastructure and the			ntial areas would therefore				
	environment		natural environment;			positive and permanent long term impacts upo					
	environnient	•	• • •	people to access the natura	al	this objective		cts upon			
			environment.			•					
9	Use land resources	•	Re-use previously develo		+		motes the use of previousl	-	+	_	g local level criteria to control business
	efficiently and	•	•	inating the land and remed	iate	•	nd seeks to protect the mos				strial uses within residential areas will
	safeguard their		any existing contamination	·			from development. Relian			•	nsure that such development is built in
	quality	•	Safeguard soil quality, inc				control business and industr				ate locations and avoids development on
			versatile agricultural land	;			ore have positive and perm	anent		-	e land. This will help to use land
		•	Protect or enhance allotn	•		long term im	pacts upon this objective.			resource	s efficiently and safeguard their quality.
		•	Safeguard mineral resour	ces and encourage their							
			efficient use.								
10	Improve water	•	Conserve water resource	s and quality;	0	No significan	t effect/no clear link.		+		g local level criteria to control business
	efficiency and	•	Improve the quality of riv	ers and groundwaters.						and indu	strial uses within residential areas will
	quality									help to ta	ake account of locally specific
										circumsta	ances to help conserve water quality and
										where po	ossible improve it. This will have positive
										and perm	nanent long term impacts upon this
										objective	
11	Reduce waste	•	Promote reduction, re-us	e, recovery and recycling of	+	•	omotes sustainable develop		+	_	g local level criteria to control business
	generation and		waste;			and seeks to	reduce waste. Reliance upo	on the		and indu	strial uses within residential areas will
	increase level of	•	Promote and increase res	source efficiency.		NPPF to cont	rol business and industrial u	uses		help to e	nsure that such development is built in
	reuse and recycling					would theref	ore have positive and perm	anent		appropri	ate locations which reduces waste
						long term im	pacts upon this objective.			generation	on and encourages recycling. This would
										•	itive and permanent long term impacts
											s objective.
12	Improve air quality	•	Reduce all emissions to a	ir from current activities;	+		uires that 'planning policie.		+		g local level criteria to control business
		•	Minimise and mitigate er	nissions to air from new		sustain comp	liance with and contribute t	towards		and indu	strial uses within residential areas will
						_		•			

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KEY		Positive impact likely	No significant effect /	Uncertain		Negative impact likely	Very ne	gative	impact	Positive or negative impact depending on
	likely		no clear link	insufficie	nt information		likely			how it is implemented
		through low emission te Support the developme infrastructure; Improve air quality in Addesignations; Avoid locating developm impact on air quality; Avoid locating developm quality where it could rehealth of future occupa	nt of city wide low emission QMAs and prevent new nent where it could negatively nent in areas of existing poor sult in negative impacts on the nts/users; d integrated transport netwo	r air se	pollutants, ta AQMAs and t quality from Together wit promote sust greenhouse g NPPF to cont within reside	pollutants, taking into account the presence of AQMAs and the cumulative impacts on air quality from individual sites in local areas.' 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.				nsure that such development is built in ate locations which does not adversely pon air quality and helps to improve air This will help to improve air quality and itive and permanent long term impacts s objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	negatively impact on flo	nrough design sustainable urb	an +	from areas at ensure that b development people and p	ks to direct development a risk of flooding. This will h usiness and industrial s do increase the risk of floroperty in York's residential positive and permanent lo its objective.	elp to oding to l areas.		and industry to end in areas a minimise flooding to residential	g local level criteria to control business strial uses within residential areas will nsure that such development is not built at risk of flooding. This will help to a flood risk and reduce the impact of to people and property in York's al areas. This will have positive and art long term impacts upon this
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	the historic city; Promote or enhance loc Preserve or enhance des heritage assets and thei Preserve or enhance the	signated and non-designated r setting; use elements which contribut teristics of the City as identif		environment possible. Thi and industria impact upon which will ha	ks to protect the historic and also to enhance it whe swill help to ensure that but development does not addithe historic environment of we positive and permanent on this objective.	versely York,		and industrict to take the contract to the con	g local level criteria to control business strial uses within residential areas will ake account of locally specific ances to help conserve/enhance York's environment. This will have positive and ent long term impacts upon this
15	Conserve and enhance York's natural and built landscape	landscape valueConserve or enhance goPromote high quality de	landscape including areas of cologically important sites; sign in context with its urban in line with the "landscape a tage Topic Paper.	nd	natural environmeasures incovalued lands control busin residential ar and permane objective.	eks to conserve and enhance comment through a variety of luding 'protecting and enha capes'. Reliance upon the N ess and industrial uses with eas would therefore have p nt long term impacts on thi	f incing IPPF to in positive		and industry help to tacircumstace natural acceptative acceptation	
Gen	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.				
Pref	erred Approach		The	preferred appro	oach will have positive impa	icts on the r	majorit	y of the S	A objectives. Providing local level criteria	

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KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on						
	likely		no clear link	insufficient information		likely	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								
				· ·	· · · · · · · · · · · · · · · · · · ·	•							
						eloping where it wishes to lo							
Recommendations The preferred approach may have a negative effect on the economy objective by overly restricting business from													
				developing where it	wishes to locate. Consider	ation should therefore be g	iven to the balance between protecting						
				residential areas fro	om inappropriate developme	ent and the need for econor	mic development.						

SECTION 9: RETAIL

9.1	9.1: Retail Hierarchy												
SA	SA Objective			1: Retain existing retail centre hierarchy (City Centre, t and local centres)	Option 2: Review Retail hierarchy to include Monks Cross and Clifton								
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	There is no clear link between this alternative and the objective	Moor 0	There is no clear link between this alternative and the objective							
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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							

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likely		how it is implemented
			•				•				
		 Ensure does n health. 		:0							
3	Improve education, skills development and training for an effective workforce	opportSupporteducatsuccesProvide	e good education and trainicunities for all; rt existing higher and furthecional establishments for cois; e good quality employment tunities available to all.	r	0	objecti			0	objective	nk between this alternative and the
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes Deliver for the Deliver growth Enhance opport Provide for ecce Support	eliver conditions for business and investment; r a flexible and relevant work future; r and promote stable econon; ce the city centre and its stunities for business and leise the appropriate infrastructionomic growth; rt existing employment drivite a low carbon economy.	rkforce mic ure; ture	**	retail for regional wider resuppor vitality location they concern that the competition of the signification of the significant si	y as a whole has an extensive acilities and is regionally signal centre. The current retail ole and potential of different the local population as we and viability of the city cenns would allow for enhance ontain to enable this to reinstend the overall economy given ance of the city centre to the City Centre is protected for titive uses on other centres, ant impact of its vitality and proach would supports the articularly given that it stating applications as follows: fentre uses to be located in the fentre locations and only in the should out-of-centre site.	nificant as a sub- hierarchy reflects the nt retail locations to Il as ensuring the tre. Sites within these ment of the facilities force their role whilst centres. Everall retail sector as the strategic is. It would help ensure om additional which would have a I viability. Implementation of the sa sequential test to capplications for main town centres, then in the suitable sites are not to se considered".		centre and reflect out-of-centre site contain a concent as well as light ind However, includin acknowledge suppthis would be positensions would be centres and the vithat it could reinformay also arise bet existing local para signs of decline in The city centre is a expansion at Monsevere harm to th This approach worthat out-of-centre suitable location in available. The retail expansion Monks cross will be the development to the would need to have	uld support the role of York as a regional the extensive contribution made by the given that Monks Cross and Clifton Moor rated proportion of convenience shopping ustrial and commercial business. g these sites in the hierarchy would port for their growth in the future. Whilst itive for supporting this out-of-centre offer, a revealed between the viability of these tality and viability of the City Centre given porce their competing roles. Competition ween these out-of-town centres and other des in close proximity which may show the long-term. Already pressurised by the planned ks Cross. Further development could cause evitality and viability of the city centre. All also conflict with the NPPF which states is sites should only be included should other in town centres and edge-of-centre are not con/community stadium development of the including community facilities as part of New employment and residential the north as well as north of Clifton Moor we additional facilities for the population. ites could offer a potential solution to the

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KEY	Very positive in	mpact	Positive impact likely	_	nificant (effect /	Uncertain of insufficient information	or Negative impact	likely	,	negative impact	Positive or negative impact depending on
	likely			no clea	riink		insufficient information	n		likely		how it is implemented
5	Help deliver equality and access to all	Provide for theProvide demandHelp rePromot	s existing imbalances of equition and exclusion across the accessible services and factorial population; affordable housing to meed; duce homelessness; at the safety and security for and/or property.	ne city; cilities	+	for the convenirole for neighbor parades importation and it ensurin would coverall and in to the coverall and ser deprive Hunting plannin	ing the current retail hier existing centres that per ience shopping as well a the resident and worker ourhood parade study she of varying sizes around ant local function. Ition this would complement is yield to the resident of the resident for the resident in the future. In the future with regard than elsewhere in the resident of the resident in	form a day-to-day s a general comparisor population. The nows that there are the city providing this the city centre, which er places. This will have sident population number to barriers to housely Clifton Moor is less city, including the welfors. However, the exitor healthcare and leis	on is ole by h ve an low ssing s est isting	+ -	urban Expansion a known and may b centre to enable be the impacts of fol option one. Include of the hierarchy wexpand to accommather than just a lt would also recopotential role of thousing and service Deprivation. The retail expansion Monks cross will be the development to the would need to have Expanding these services need required. However, should the competitive with the impact on facilitie centre in the long these out-of-town close proximity will appear to enable the competitive with the impact on facilitie centre in the long these out-of-town close proximity will appear to enable the contract of the contrac	wever, until this site and the Clifton Gate are planned, the level of facilities is not etter be catered for through a new local petter accessibility within the site. Illowing this would not be dissimilar to ling Monks Cross and Clifton Moor as part would enable the offer at these location to modate the wider needs of the population predominantly convenience shopping role, gnise, particularly at Monks Cross, the he centre to address identified barriers to exe presented within the Index of Multiple con/community stadium development of the including community facilities as part of New employment and residential ne north as well as north of Clifton Moor are additional facilities for the population, it is could offer a potential solution to the lowever, until this site and the Clifton Gate are planned, the level of facilities is not etter be catered for through a new local petter accessibility with the site. The out-of-centre sites become increasingly the city centre this may have a detrimental is for communities within proximity to city term. Competition may also arise between a centres and other existing local parades in hich may show signs of decline in the longive a detrimental impact on accessibility to
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessil and cyc car; • Deliver suppor	development where it is ble by public transport, wal ling to minimise the use of transport infrastructure what sustainable travel option is sustainable forms of travel congestion.	the nich s;	+	of trave parade, the role majorit Further show su to-day	tions should promote the and local accessibility to centre. Retaining the exect of the City Centre which yof the city via a number more, following the currupport for the existing convenience shopping locontinue to reduce the reduce to local	to different types of r kisting hierarchy supp h is connected to the er of sustainable mode ent retail hierarchy w entres that perform a locally. This approach	etail ports es. vould day-	-	such as recognisin around the city ar potential for optic long-term. Includ additional centres further to the out	be some similar benefits as per option 1 Ig the different levels of retail provision Id the local access this provide, there is In 2 to conflict with this objective in the Ing Clifton Moor and Monks Cross as Is likely to encourage people to travel Indicate the solution of the sol

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KEY	Very positive imp	pact	Positive impact likely	No sig	o significant effect / Uncertain or Negative impact likely					Very negative impact Positive or negative impact depe					
	likely			no clea	r link		insufficient information		likely how it is implemented						
			<u> </u>		<u> </u>										
7	To minimise greenhouse gas emissions from all sources; gases that cause climate change and deliver a managed response to its effects • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks			0	Overall positive This op that the that the retail. I connect Overall	e city centre remains the ke ainable transport. this approach has been asset impact. etion is likely to maintain the re is locally accessibility to ecity centre remains the ministry is currently supported it is currently supported it is considered that this appart impact on this objective	sessed as likely to have a se status quo of ensuring service provision and ain destination for by existing transport	centre, it is more acknowledged the extended park and However, the plate particular will has By including this to this location of through recognite function. In the long-term, local parade prowed which may have provision meaning access basic good On balance, this Given that this of to an out-of-tow.			s likely to have a negative effect overall. ption is likely to promote travelling further n destination, it will have a corresponding on greenhouse gas emissions, which would				
	•	Adhere hierarch	to the principles of the end ny.	ergy											
8	enhance green infrastructure , bio- diversity, geodiversity, flora and	nationa habitats SSSIs; Conserv nature Create geodive	we or enhance internationally significant priority specis within SACs, SPAs, RAMSACS or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ucture and the natural ment;	es and ARs and tant	0	There is	s no clear link between this ve	alternative and the	0	There is nobjective	o clear l	ink between this alternative and the			

Connected natural environment Power of the connected natural environment Power of the connected natural environment Power of the connected environment		++		+	0			?	-				I		
connected natural environment access the natural environment. 9 Use land resources efficiently and safeguard their quality. 10 Improve water efficiency and quality. 11 Reduce waste generation and increase level of resue and recycling 11 Improve air quality 12 Improve air quality 13 Reduce waste generation and increase level of resue and recycling 14 Provide opportunities for people to access the natural environment. 25 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. 16 Improve water efficiency and quality. 17 Reduce waste generation and increase level of resue and recycling of waste; 18 Provide opportunities for people to access the natural environment. 19 Use land every example of the areas in the existing retail hierarchy is likely to some parcels of land that could be available for (re)development. However, any large scale expansion require more lane which is likely to be greenfield. 10 Improve water example of this. 21 Improve the quality of rivers and groundwaters. 22 Improve the quality of rivers and groundwaters. 23 Promote and increase resource efficiency. 24 Promote and increase resource efficiency. 25 And recycling of waste; 26 Promote and increase resource efficiency. 27 Active the result of the areas in the existing retail hierarchy is likely to maintain the status quo of ensuring that the city centre remains the main destination for retail.	KEY	Very positive in	mpact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negative impact likely	Vei	ry r	negative impact	Positive or negative impact depending on		
natural environment Pus land resources efficiently and safeguard their quality Provente refliciency and quality Promote reduction, re-use, recovery and and increase level of reuse and recycling of waste; Promote reduction, re-use, recovery and and increase level of reuse and recycling Promote and increase resource efficiency. Promote and increase resource efficiency. Promote and increase resource efficiency and quality Promote and increase resource efficiency. Promote and increase resource efficiency and recycling Promote and increase resource efficiency and recycling reducing transport emissions to air from new development (including reducing transport emissions through reducing transport emissions through Promote reducing transport emissions to air from cure to the transport emissions to air from cure to the promote reducing transport emissions to air from cure to the transport emissions to the planting the existing retail hierarchy is likely to be prendied development. Areas such as Castle Piccadilly within the city centre remains the existing retail hierarchy is likely to some acust as a key example of this. Promote air ficiency and the city centre is a key example of this. Piccadilly within the city centre is a key example of this.		likely			no clea	r link		insufficient information		like	ely		how it is implemented		
resources efficiently and safeguard their quality 10 Improve water efficiently water efficient use. 11 Reduce waste generation and increase level of reuse and recycling and recycling and recycling and groundwaters. 12 Improve air quality 13 Reduce waste generation and recycling		natural	access the natural environment.												
water efficiency and quality 11 Reduce waste generation and increase level of reuse and recycling 12 Improve air quality 13 Reduce ail emissions to air from new development (including reducing transport emissions through 14 Reduce waste generation and increase level of reuse and recycling 15 Reduce all emissions to air from current activities; 16 Promote reduction, re-use, recovery and recycling of waste; 17 Improve air quality 18 Reduce all emissions to air from current activities; 19 Reduce all emissions to air from current activities; 20 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.	9	resources efficiently and safeguard	Prevent pollution contaminating the land and remediate any existing contamination; uard quality Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.				likely to	be brownfield developme	nt. Areas such as Castle	+		some parcels of la (re)development. require more lane the planning perm community stadiu Overall this approa	nd that could be available for However, any large scale expansion would which is likely to be greenfield, similarly to ission granted at Monks Cross South for the mand associated retail function.		
generation and increase level of reuse and recycling 12 Improve air quality Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through Objective	10	water efficiency and	• Improve	the quality of rivers and	ality;	0			alternative and the	0		objective			
quality activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through) that there is locally accessibility to service provision and that the city centre remains the main destination for retail. The attractiveness of these areas may have positive an 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	11	generation and increase level of reuse	recyclin • Promoto	g of waste; e and increase resource	ery and	0			alternative and the	0					
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.	12	•	activitie Minimis from ne reducing low emi Support low emi Improve prevent Avoid lo could ne xisting result in of futur Promote transpo	s; ise and mitigate emissions to well development (including gransport emissions throus sion technologies and fuest the development of city wassion infrastructure; are air quality in AQMAs and new designations; acating development where egatively impact on air qualicating development in are poor air quality where it can negative impacts on the help occupants/users; e sustainable and integrates	ugh els); vide e it ality; eas of ould health	0	that the that the retail. This applimpacts that cur not reconside On bala have a s	ere is locally accessibility to e city centre remains the m proach would not address of s within the city centre and mulative impacts arising fro ognising Monks Cross and Cered. ered. ence, it is considered that he significant impact on this of	service provision and ain destination for current air quality would need to ensure on this approach and difton Moor are			negative impacts of experienced within should more peop destinations. Convirce sult of car travel risking new areas of particularly releval impacts of the exist permission for a coaddressed.	on York. Positive benefit may be in the city centre regarding air quality le be attracted to the out-of-town ersely, there may be adverse effects as the within the local vicinity of the 2 locations of exposure to poor air quality. This may be not at Monks Cross where the cumulative sting function and the new planning ommunity stadium/retail will need to be		
13 Minimise • 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	13	Minimise		risk of flooding;		0	There is	s no clear link between this	alternative and the	0		There is no clear li	nk between this alternative and the		
flood risk and • Ensure development location and design objective objective		flood risk and	• Ensure	development location and	design		objectiv	ve				objective			

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KEY	Very positive impact Positive impact likely No sig				gnificant effect / Uncertain or Negative impact likely					negative impact	Positive or negative impact depending on	
-	likely			no clear	link		insufficient information		likely		how it is implemented	
14	enhance York's historic environment, cultural heritage, character and setting 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. 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				Recognition of the competition with in the hierarchy of distinctiveness and become more seven this is assessed as short term but hat term. Monks Cross and employment, retabuilt landscape of hierarchy would relandscape. However, they are pattern of other selocal service functions and the service functions are serviced to the serviced to th	e out-of-town centres may cause the city centre and local centres identified ausing adverse impacts on local d character. The impacts of this are likely to ere over the lifetime of the plan. Is likely to not have a significant impact in the ve increasingly negative effects in the long- Clifton Moor are existing destinations for all and leisure. They form part of the overall the city and including them within the ecognise this contribution to York built expredominantly out of character with the maller parades within the city providing a citon. Conflict with the city centre and other chood parades may impact on their vitality ge within the built landscape effecting its	
Gen	eral				Option	1 is likely	to support the role of York'	s multi-layered retail offer	through	On balance, there effects on the obj	are likely to be positive and negative ective.	
Preferred Approach						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. Option 1: Retain the existing retail centre hierarchy (city centre, district and local centres)						

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ΚΕ	Very positive impact	Positive impact likely	No significant e	effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on	
	likely		no clear link		insufficient information		likely	how it is implemented	
			su ap • Th pa • Op te	ipport its oproach whis approach attern of option 1 is orms of air	sub-regional role as well as will cause the least harm to ach is also likely to support smaller local service and ne likely to continue to suppo	reinforcing local centres/d York by limiting growth of c the character of the city by ighbourhood parades. rt sustainable travel and loc tre for example, it still need	istrict centres to support the out-of-town shopping areas. ensuring supporting local data cal access to services. Whilst	ne city centre is the focus for retail will e needs of the local population. This istinctiveness which is obtained through the this is unlikely to affect the status quo in titive impacts arising from Clifton Moor and	
Recor	nmendations		- TI			. The state of the second control of the sec		and the second s	
				The preferred Approach should ensure that there is a mechanism to recognise and address any impacts arising from Monks Cl Clifton Moor in decision-making.					
					asures should be included went or growth expectations.	ithin the preferred approac	th to ensure the viability and	d vitality of each tier in the hierarchy such as	

SA C	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.	 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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents;	+	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. 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. On balance, it is likely that this approach would have a	+	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. This approach is likely to have a positive effect on this objective.	

KEY	Very positive likely	impact	Positive impact likely	No sig no clea	nificant r link	effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
			e that land contamination/po ot pose unacceptable risks t			positive	e impact.				
3	Improve education, skills development and training for an effective workforce	opportSuppo educat succesProvid	e good education and training tunities for all; rt existing higher and furthe tional establishments for cores; e good quality employment tunities available to all.	r ntinued	0	There is no clear link between this alternative and the objective				There is no clear objective	ink between this alternative and the
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes Deliver for the Deliver growth Enhan- opport Provid for ecc Suppo	eliver conditions for busines is and investment; r a flexible and relevant work future; r and promote stable economic the city centre and its tunities for business and leis e the appropriate infrastructionomic growth; rt existing employment drive the a low carbon economy.	rkforce mic sure; ture	+ -	is recog sequen: could bi a hierar The NPI retail ne may cai Council assessm York ce sectors therefo betwee term.	gnised and positively plann tial approach to designating e applied to ensure this har rchy locations. PF would put the onus on eeds to be designated with use tensions for developm would not consider suitab ment and hierarchy. This ap	ag and consenting sites appens under the remit of developers to define why nin different areas and ent in locations that the ple based upon a local approach lacks a local and pacts on specific areas and a would be general and enge causing tensions equirements for the long-	+	hierarchy and ret This would allow locations and dev understanding of particular this ap Sub-regional cent identify and asses future. Similarly, within the overal into the future. The economic potenti economy as well	auld build upon the NPPF to allow the ail needs/impacts to be designated locally. the retail needs to be defined using known relopment proposals as well as an the overall impact on the economy. In broach would be able to support York as a ree in the long-term through being able to se its characteristics and likely needs in the this should support the different centres are tail hierarchy enabling their viability his approach is likely to maximise the last from the retail sector for the overall as for the local population and workforce.
5	Help deliver equality and access to all	deprive Provide for the Provide demander Provide Provide demander Provide Prov	ss existing imbalances of equation and exclusion across the accessible services and face local population; e affordable housing to meend; educe homelessness; of the the safety and security for and/or property.	he city; cilities	+	"Town of Local A overall" hierarch changes differen ensurin the plan	PFF states that Local plans centres[are] the heart of Authorities should] pursue viability and vitality" and viny of defined centres is ress and development is sequent tiers of hierarchy. This slog local provision of service nning and decision-making er, this is a generic approagatily include the detail necession.	their communities an policies to support their well as ensuring that the silient to future economic tential through the hould contribute to es are considered through a process.	**	local hierarchy and be identified. This targeting services people across the provision. This approach wo quantum's for nesignificant for largerovide local service.	roach would allow the identification of a and gaps in provision/need and demand to approach is likely to be more successful in where there are disparities to ensure that a city have equal access to local service huld also be able to set standards and we development. This would be particularly ge developments that are required to ices as part of the overall scheme in terms and type of facilities provided.

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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clea	ır link		insufficient information		likely	•	how it is implemented
											<u> </u>
						provisio Overall local ser	order to respond to any icon. this should have a positive rvices and facilities but wo approach	effect on provision of		This is likely to he objective.	ave a significantly positive effect on this
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessil and cyc car; • Deliver suppor	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure what sustainable travel option te sustainable forms of travel congestion.	the nich s;	+	transpo location conside and cyc transpo Whilst t necessif to reduce Overall objectiv		n determining the approach that gives priority to pedestrian access to high quality public proach, it would access to the site in order tive impact on this	+	require a more d of how retail dev necessitate an ur and connections whether further be implemented.	ely to have a positive impact. The impact into but this would depend upon the
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emissic Plan or for the Provide renewa technol Promot materia and cor	te sustainable design and boals that manage the future on the sequences of climate change to the principles of the end	asures inge; uilding risks ige;	+ ?	Using the sustainant new developes of the burner than the sustainant new developes and the sustainant new developes hould in the sustainant new developes nould in the sustainant new developes new de	ne NPPF approach is likely able transport modes to ac velopment. It states that "j opportunities for the use o	cess retail facilities and plans should protect and founts in fuce congestion". The support reductions in fuce congestion". The support reductions in found to the success and duration likely to vary depending elopment. Larger scale for edetrimental impact avelling by car.	?	effects on this obsustainable trans development. Fu understand of exthe reduction of impacts on green. The success and to vary dependin development. La more detrimenta travelling by car. Overall it is likely	in 1, option 2 is likely to have positive ejective through the promotion of port modes in the consideration of retail rthermore, this would require a detailed isting access and solutions to encourage car use and consequently have beneficial shouse gas emissions. Iduration of the beneficial impacts are likely gupon the nature and scale of reger scale development is likely to have a l impact should it be made attractive for that the approach will have a positive ective but the likely scale is uncertain.
8	Conserve or enhance green infrastructure , bio- diversity,	nationa habitat SSSIs; • Conser	ve or enhance internationa ally significant priority speci s within SACs, SPAs, RAMSA ve or enhance locally impor conservation sites (SINCs);	es and ARs and	+	The NPPF supports the conservation and enhancement of the natural environment. It states that: "The planning system should contribute to and enhance the natural and local environment by: • protecting and enhancing valued landscapes, geological conservation interests and soils;			+	protecting and m nature conservat should ensure a possible impacts	uld build upon the NPPF approach to inimising the impacts on sites with high ion/biodiversity value. The approach detailed understanding of the site and its . However, given the existing retail used to locate and support development in

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KEY		mpact	Positive impact likely	_	nificant (effect /	Uncertain or	Negative impact likely		negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likel	У	how it is implemented
	geodiversity, flora and fauna for accessible high quality and connected natural environment	geodiv Improvinfrast enviro Provid	new areas or site of bio-diversity value; ve connectivity of green ructure and the natural nment; e opportunities for people the natural environment.	Following this approach to retail development is likely to have a positive influence on the location of retail development ensuring hat 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. On balance, this is likely to have a positive effect.					development is li urban area and h biodiversity/gree Furthermore, the ensure that any is sites are chosen f be in close proxin the site or ensure	it is anticipated that the majority of retail kely to be on Brownfield sites within the ave no significant impact on in infrastructure as per this objective. I location of allocations are screened to impacts are identified and the most suitable for development. Where sites are shown to nity, this approach will be able to discount e suitable mitigation is included. effect on this objective is positive impact reduce the risks of adverse effects on	
9	Use land resources efficiently and safeguard their quality	 Prever and re contant Safeguand m Conseit Safegu 	e previously developed land; it pollution contaminating the mediate any existing nination; lard soil quality, including the ost versatile agricultural land eve or enhance allotments; lard mineral resources and rage their efficient use.	he land he best	+ -	develop identified have the should a Althoug open to part of a NPPF ca This ma which p	ment of brownfield sites is deferred the retail hierarchy. Out-of- e largest impact on this ob- alternative town centre sit- h this approach may have interpretation and would understanding the viability inveats this in terms of ensity have detrimental impactancels of land are used for	n relation to the centre sites which may ejective is only allowed es not be available. positive benefits, it is allow for negotiation as and deliverability as the uring deliverability overall.	+ -	A local approach to be assessed an as per option 2. T identification of c site such as containcorporated to e development. Strategic sites will developments are conflict with this benefits that it ga	would enable suitable brownfield locations id sequentially favoured to greenfield sites this approach would also allow other environmental issues regarding the amination and ensure that measure were ensure its remediation prior to If need to incorporate local facilities. Where e identified as greenfield sites, this may objective but be offset by the social ains.
10	Improve water efficiency and quality	• Improv	rve water resources and qua- ve the quality of rivers and dwaters.	ality;	0	There is objectiv			0	There is no clear objective	link between this alternative and the
11	Reduce waste generation and increase level of reuse and recycling	recycli	te reduction, re-use, recove ng of waste; te and increase resource ncy.	ery and	0	objectiv			0	objective	link between this alternative and the
12	Improve air quality	activitiMinim from n reduci	e all emissions to air from cues; ise and mitigate emissions t iew development (including ing transport emissions throi inission technologies and fue	o air ugh	0	sustaina new dev exploit of modes f	ne NPPF approach is likely able transport modes to a velopment. It states that "opportunities for the use of the movement of good trages" that solutions which	ccess retail facilities and plans should protect and f sustainable transport s or people". Furthermore,	+ 3	effects on this ob sustainable trans development. Fu understand of ex	n 1, option 2 is likely to have positive jective through the promotion of port modes in the consideration of retail rthermore, this would require a detailed isting access and solutions to encourage car use and consequently have beneficial

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KEY	Very positive imp	pact	Positive impact likely	_		ant effec		Jncertain	or	Negative impact like	kely	,	negative impact	Positive or negative impact depending on
	likely			no clear	r link	(in	nsufficient infori	mation			likely		how it is implemented
13	Minimise flood risk and reduce the	low emilimprove prevent Avoid lo could no Avoid lo existing result ir of futur Promot transpo the car. Reduce Ensure does no Deliver	is the development of city was ission infrastructure; and quality in AQMAs and new designations; ocating development where egatively impact on air quality where it connegative impacts on the help occupants/users; are sustainable and integrated in network to minimise the risk of flooding; development location and it negatively impact on flood or incorporate through designed in the property of the	e it ality; eas of could nealth ed e use of design od risk; sign	0	Whance besoft upode shockers.	hilst this d lacks a st solutic the bene on the na velopme ould it be verall it is fect on th	specific unders on/approach for eficial impacts a lature and scale ent is likely to ha e made attractiv s likely that the a he objective but	NPPF is op standing o r York. The re also like of develo ave a more ve for trav approach t the likely	pen to interpretation f what would be the e success and durati ely to vary dependin pment. Larger scale e detrimental impac	e ction ing e ct	0	The success and of to vary depending development. Lar more detrimental travelling by car. hierarchy is likely that there is local the city centre reapproach would reconnectivity to the Overall it is likely effect on the object	house gas emissions and air quality. duration of the beneficial impacts are likely gupon the nature and scale of ger scale development is likely to have a limpact should it be made attractive for Furthermore, using the existing retail to maintain the status quo of ensuring ly accessibility to service provision and that mains the main destination for retail. This not address current air quality impacts but elopment to locations with existing the transport network that the approach will have a positive ective but the likely scale is uncertain. link between this alternative and the
14	enhance York's historic environment, cultural heritage, character and setting Conserve or enhance	characti Promot Conserv non-des setting; Conserv which c Charact the Her	re or enhance the special er and setting of the histor e or enhance local culture; re or enhance designated a signated heritage assets an re or enhance those eleme ontribute to the 6 Principle eristics of the City as identitage Topic Paper.	and nd their ents e cified in	+	hist like loca Hoo wh evid out Thi effe	etoric envelope en cating descating	vironment mear sure considerat evelopment. this approach we kely impacts are ase such as the aracteristics and ach is likely to h supports the cor vironment mear	ning that u cion for an ould allow e on and n Heritage of d vulnerab ave both p nservation ning that u	of the natural and using this approach by heritage assets in winterpretation as to may not consider location positive and negative and negative of the natural and using this approach.	to cal sets cy.	+	considered in det development and The Heritage Topi used as a way of measures require This is likely to ha objective. This approach wo setting were cons	ove a significantly positive impact on the significantly positive impact on the suld ensure that York's landscape and sidered in detail a part of assessing the
	York's natural and built	Protect importa	or enhance geologically int sites; e high quality design in cor			like	ely to ens		ion for an	y landscape and set			location for retail development be	development and any impacts that caused. The Heritage Topic Paper and nt could be used as a way of determining

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KEY	Very positive in likely	mpact	Positive impact likely	No sign no clear	ificant effect / link	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	
		line wit	s urban and rural landscape th the "landscape and Settir the Heritage Topic Paper.		what t eviden out ke	ver, this approach would allo he likely impacts are on and ce base such as the Heritage y characteristics and vulnera proach is likely to have both	may not consider local Topic paper which sets bilities within the city.			nitigation measures required on the site. ave a significantly positive impact on the	
Gene	ral				development it to interpretation designated hier The approach of the NPPF appro- development sustainability.	is likely to have negative im n by developers. It is likely to archy and policy. If option 2 is likely to have a bach allow the hierarchy to be this would allow the retail n	pacts in the long-term give hat this would cause tension positive impact for York's one designated locally and faceds to be defined using k	en that the cons between the cons between the construction to the	e NPPF sets out a geen the Council and conomy, and environtly significant criations and refine t	end consideration of factors in the location of general approach and this would be left open and developers due to a lack of a locally enment. This approach would be build upon teria in any assessment for retail his with an understanding of their or the overall economy as well as for the	
Prefe	rred Approach				 Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres. 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. 						
Recor					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	9.3: Retail Centres – Issue 2: Protection										
SA	Objective			1: Rely on the NPPF policies to protect the vitality and y of retail centres		2: Provide Local level policy that protects retail centres'					
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs 	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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KEY	Very positive i	mpact	Positive impact likely	No sig	gnificant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clea	ar link		insufficient information		likely		how it is implemented	
		• Delive	population; r pitches required for Gypsion ers and Showpeople.	es and								
2	Improve the health and well-being of York's population	environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking cycling) Improves access to healthcare; Provides or promotes safety and securi for residents; Ensure that land contamination/polluti does not pose unacceptable risks to health.				There is no clear link between this alternative and the objective				There is no clear link between this alternative and the objective		
3	Improve education, skills development and training for an effective workforce	SupportedSupportededucatesuccesProvide	unities for all; rt existing higher and furthe ional establishments for co	er ntinued	0	There is objectiv	no clear link between this e	alternative and the	0	There is no clear objective	ink between this alternative and the	
4	 Create jobs and deliver growth of a sustainable, low carbon and inclusive economy 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. 			rkforce mic sure; cture	+ -	is recog sequent could by a hierar The NPI retail ne may cau Council assessm York cer sectors therefo	PF approach is clear that the nised and positively planned and positively planned applied to ensure this happened to ensure this happened to ensure this happened and put the onus on detected to be designated withings to be designated withings the ensure and hierarchy. This appenent and hierarchy. This appenent and hierarchy appenent of the position	ed for. It dictates that a g and consenting sites opens under the remit of evelopers to define why in different areas and ent in locations that the e based upon a local proach lacks a local and ects on specific areas and would be general and inge causing tensions	++	hierarchy and ret This would allow locations and dev understanding of particular this ap Sub-regional cent the long-term thr characteristics an should support the hierarchy enablin approach is likely the retail sector f local population a	puld build upon the NPPF to allow the ail needs/impacts to be designated locally. the retail needs to be defined using known relopment proposals as well as an the overall impact on the economy. In proach would be able to support York as a are and hub for retail, leisure and culture in ough being able to identify and assess its d likely needs in the future. Similarly, this he different centres within the overall retail g their viability into the future. This to maximise the economic potential from or the overall economy as well as for the and workforce.	

KEY	Very positive i	impact	Positive impact likely	No sig	nificant e	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likely		how it is implemented
										positive effects.	
5	Help deliver equality and access to all	 deprivation Provide for the Provide demand Help re Promo 	es existing imbalances of equation and exclusion across the accessible services and factlocal population; affordable housing to meed; acuce homelessness; te the safety and security for and/or property.	ne city; cilities	0	There is objectiv	no clear link between this re	alternative and the	0	•	ink between this alternative and the
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promo	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure whats sustainable travel options te sustainable forms of travel congestion.	the nich s;	0	There is objectiv	no clear link between this re	alternative and the	0	There is no clear I objective	ink between this alternative and the
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	 emissic Plan or for the Provide renewatechno Promo materiand co 	te sustainable design and buals that manage the future rusequences of climate chane to the principles of the ene	asures nge; uilding risks ge;	0	There is objectiv	no clear link between this	alternative and the	0	There is no clear I objective	ink between this alternative and the
8	Conserve or enhance green infrastructure , bio- diversity, geodiversity, flora and fauna for accessible high quality and	nation: habitat SSSIs; Conser nature Create geodiv Improv infrasti enviror	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally imporconservation sites (SINCs); new areas or site of bio-diversity value; ve connectivity of green ructure and the natural ment; e opportunities for people to	es and ARs and tant ersity /	0	There is	no clear link between this	alternative and the	0	There is no clear I objective	ink between this alternative and the

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

connec natura enviror	ol onment				
9 Use lar resource efficier and safegue their q	Prevent pollution contaminating the land and remediate any existing contamination; ard Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best	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 Improv water efficier 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
genera and ind level 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
12 Improv quality		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 Minimi		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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KEY	Very positive i	mpact	Positive impact likely	_	nificant (effect /	Uncertain or	Negative impact likely		negative impact	Positive or negative impact depending on	
	likely			no clea	rlink		insufficient information		likely		how it is implemented	
	reduce the impact of flooding to people and property in York	 Deliver 	ot negatively impact on floc or incorporate through des able urban drainage system	sign								
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 Promot Consernon-desetting Consernwhich of Character Character The Herican 	ve or enhance those eleme contribute to the 6 Principle teristics of the City as ident ritage Topic Paper.	and Id their Ints E Ified in	0	objectiv		link between this alternative and the				
15	Conserve or enhance York's natural and built landscape	 Protect importa Promot with its line wit 	ve or enhance the landscape ng areas of landscape value or enhance geologically ant sites; te high quality design in cor urban and rural landscape h the "landscape and Settir the Heritage Topic Paper.	ntext and in	0	There is objectiv	s no clear link between this ve	alternative and the	0	There is no clear objective	link between this alternative and the	
Gend	eral erred Approach				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. 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 to be designated locally. This would allow the retail needs to be defined using known locations and development as what is known regarding the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local populational workforce. Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres.							
Reco	mmendations				 This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally and support York's subregional 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 The preferred approach should build in the role of the different locations within the hierarchy to ensure there is an explicit understanding of 							

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

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

SA C	Objective		of-town existing retail h in whol busines floorsp benefit	1: Provide local level policy that permits development of out- in centre retail if the development would not undermine the g, committed or planned investment into centres within the ierarchy, the development cannot be accommodated (either le or disaggregated) to more sequentially preferable sites, a ss case can be demonstrated for the provision of additional ace or the development would provide additional economic is to the City as a whole without undermining the role and in 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.	 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	 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				_	nificant e	effect /	Uncertain or	Negative impact likely	Very negative impact Positive or negative impact deper likely how it is implemented							
	пкегу			no clea	riink		insufficient information		пкету		now it is implemented					
	workforce															
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	success Deliver for the Deliver growth Enhanc opport Provide for eco	eliver conditions for business and investment; a flexible and relevant workfuture; and promote stable economic; the the city centre and its unities for business and leise the appropriate infrastructionic growth; t existing employment drivite a low carbon economy.	rkforce mic ure; ture	+	need to within t viability function to prove Whilst t and eco importa ensure particul the ove This app negotia hierarch the city Overall,	ernative would ensure that prove it had no adverse in the retail hierarchy to ensure in the long-term or undern of the city centre. Develoe their overall economic be this approach might help the promic growth overall, it do ance of other areas where it the wider objectives of the larly true of the city centre reall delivery of York's economic proach is likely to be open the tition on suitable impacts to they and what constitutes over this approach is assessed to the impacts on this objective.	apacts on the Centres the its vitality band mined the role and apment would also need nefit for the city. The conditions for business the special to plan are met. This is which is important for comic vision The conditions for business to not reflect the spatial threstment is critical to plan are met. This is which is important for comic vision The conditions of the retail the centres on the retail the centres on the retail the conditions of the retail the conditions of the positive and	+	spatially specific way recognising the importance of investment in key locations to deliver York economic vis will particularly ensure that conflict between out-of-tow development and the city centre are minimised to ensur long-term vitality and viability. However, this approach would also limit expansion whic could be proved to be needed in the future in locations reflect where new housing development is located. On balance, this would provide the most positive approafor the long-term.						
5	Help deliver equality and access to all	depriva Provide for the Provide deman Help re	s existing imbalances of equation and exclusion across the accessible services and factorial population; affordable housing to meed; d; additionally accessible services; te the safety and security for and/or property.	he city; cilities et	0		no clear link between this		0	There is no clear objective	ink between this alternative and the					
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessible by public transport, walking and cycling to minimise the use of the car; ated ort accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options;				destinate centre provide with this	proach may encourage trav tions which may be less acc promoting the use of the ca is objective. el of impact would be comr ation of development. This iin.	essible than the city ir. This would conflict mensurate with the scale	?	new or existing o potential attracti by car. However, the impossion in th	puld limit the scale of development to a put-of-centre location minimising the veness of this as a destination, particularly pacts of this may not incorporate. I measures due to the size of development evant when considering the cumulative opment. Cut would be commensurate with the scale evelopment. This is therefore assessed as					

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on				
_	likely			no clea			insufficient information		likely		how it is implemented				
										uncertain.					
7	To minimise	 Reduce 	e or mitigate greenhouse ga	S	3	This ap	proach may encourage trav	el to out-of-town	?	This approach wo	ould limit he scale of development to a new				
	greenhouse	emissi	ons from all sources;			destinat	tions which may be less acco	essible than the city		or existing out-of-centre location.					
	gases that	Plan or	implement adaptation mea	SUITES		centre r	promoting the use of the ca	and have a negative		=					
	cause climate		likely effects of climate cha				on greenhouse gas emissior			However the imr	pacts of this may not incorporate				
			•	nge;			•	is. This would connict							
	change and	Provide	e and develop energy from			with thi	s objective.				measures due to the size of development				
	deliver a	renewa	able, low and zero carbon							which may be rele	evant when considering the cumulative				
	managed	techno	logies;			The leve	el of impact would be comm	ensurate with the scale		impacts of develo	pment.				
	response to	• Promo	te sustainable design and bu	uilding		and loca	ation of development. This i	s therefore assessed as							
	its effects		9	_		uncerta	•			The level of impa	ct would be commensurate with the scale				
	its circus		als that manage the future r			uncerta				•					
			nsequences of climate chan								evelopment. This is therefore assessed as				
		 Adhere 	e to the principles of the ene	ergy						uncertain.					
		hierard	chy.												
8	Conserve or	serve or • Conserve or enhance internationa				There is	no clear link between this	alternative and the	0 There is no clear link between this alternative and the						
J	enhance					objectiv		and the	_	objective	Journal and alternative and the				
						objectiv	е			objective					
	green	habita	ts within SACs, SPAs, RAMSA	ARs and											
	infrastructure	SSSIs;													
	, bio-	 Conser 	ve or enhance locally impor	tant											
	diversity,		conservation sites (SINCs);												
	geodiversity,		, , , , ,												
			new areas or site of bio-div	ersity /											
	flora and	geodiv	ersity value;												
	fauna for	Improv	e connectivity of green												
	accessible	infrast	ructure and the natural												
	high quality	enviro	nment;												
	and		•	•											
			e opportunities for people to	0											
	connected	access	the natural environment.												
	natural														
	environment														
9	Use land	Re-use	previously developed land;		_	Accepti	ng out-of-town developmer	it may have adverse	+ -	This approach is l	ikely to have ensure that expansion of				
	resources		it pollution contaminating th			•	on Greenfield land-take giv	•			wn centres takes place. The size threshold				
	efficiently			ic iailu		•	ment is areas on the periph	•		_	ble smaller sites to be accommodated				
	•		mediate any existing					•							
	and		nination;				this impact would be comn	nensurate to the scale of			eas or redevelopment of areas to take				
	safeguard	 Safegu 	ard soil quality, including th	e best		propose	ed development.			•	and being available Should this not be the				
	their quality	and me	ost versatile agricultural land	d;						case, it is likely th	at adjacent greenfield land may be used.				
	. ,		ve or enhance allotments;	•						-					
			•							The scale of the in	npact would depend upon the location of				
			ard mineral resources and												
		encour	age their efficient use.							this development	•				
										Overall this is ass	essed to have both positive and negative				
									effects.						
10	Improve	• Conso	ve water resources and qua	lity:	0	There is	no clear link between this	alternative and the	0		ink between this alternative and the				
10	•		•	iiity,	U			ancinative and the	U		min setween this afternative and the				
	water	• improv	ve the quality of rivers and			objectiv	е			objective					

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

	efficiency and quality	groundwaters.				
11	Reduce waste generation and increase level of reuse and recycling	 Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	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	 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	 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	 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	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	-	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.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KEY	Very positive i	mpact	Positive impact likely	_	nificant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on		
	likely			no clea	ır link		insufficient information		likely		how it is implemented		
			teristics of the City as ident ritage Topic Paper.	fied in		long-te	rm.						
15	Conserve or enhance York's natural and built landscape	ve or enhance the landscaping areas of landscape value tor enhance geologically ant sites; te high quality design in corsistent and rural landscape the flear "landscape and Setting the Heritage Topic Paper.	text and in	+ -	Clifton retail ar landsca hierarcl landsca However predom smaller function Whilst the betwee this wo their vit effection on bala	er, this approach may enabl inantly out of character wit parades within the city pro	ins for employment, If the overall built them within the tribution to York built e development that is In the pattern of other viding a local service rould be allowed out-f-town destinations, on and may impact on ithin the built landscape	+	York and importa approach would e primary retail des viability as well as neighbourhood cereflective of the simain urban area.	I hierarchy reflects the development of nce of certain built areas of the city. This ensure that the city centre remained the stination supporting its overall vitality and is the structure of the smaller entres around the city, some of which are maller settlements now subsumed into the This approach should encourage local his is a key characteristic of York and would benefit			
	erred Approach				where a sub-inegati Optior deliver would Optior This apmore spositive	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 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. 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. The would provide the most positive approach for the long-term. 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							
Reco	mmendations						dverse impacts identified fr ng to take account of any no		restrict (out-of-centre develo	opment and therefore there is no need for		

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

SECTION 10: HOUSING GROWTH AND DISTRIBUTION

10	.1: Housir	ng (Growth								
SA	Objective			Option 1: 850 dwellings per annum			on 2: 1090 dwellings per m	Optio annur	n 3: 1500 dwellings per m	Option 4: 2060 dwellings per annum	
1	To meet the diverse housing needs of the population in a sustainable way.	•	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people.	+	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. Overall, this option has been assessed as having a positive effect on this objective.	#	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. 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.	**	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. This option could present opportunities to 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.	#	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. 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

KEV		. , ,	nificant e	· ·	or	Negative impact likely				sitive or negative impact depending on w it is implemented		
2	Improve the health and wellbeing of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multifunctional 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.	- H g a at the cool of the coo	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	ation	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. 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.	likely	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.	mpleme	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. 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.		

	++		+	0			?		-			I		
KEY	Very positiv	e impact	Positive impact likely	_		effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	negativ	e impact depending on
	likely			no clea	r link		insufficient informa	ation		likely		how it is ir	nplemei	nted
3	Improve education, skills developme nt and training for an effective workforce.	oppor Suppor educa contir Provic oppor	de good education and train tunities for all; ort existing higher and furthe itional establishments for nued success; de good quality employment tunities available to all.	ing er	+	Overall, the loss of overall, the loss of overall, the assessed negative objective it should housing of open sparthat facility of the loss	ch could result in f open space. his option has been as having a effect on this Notwithstanding, be noted that new levelopment may pportunities to te health facilities, ce and measures tate walking and on is expected to er student adation, generating effect on this Whilst new nent may e additional nal provision, there nat in areas such as is could further oressure on ducational particularly chools. his option has been as having a ffect on this	+	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 typeffects on education are likely to similar to those id in respect of Option	pe of ion nis o be dentified on 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.	succe Delive for th Delive growt Enhar oppor	deliver conditions for busine ss and investment; er a flexible and relevant wo e future; er and promote stable econoch; nee the city centre and its tunities for business and leide the appropriate infrastructionomic growth;	orkforce omic sure;	+	generate associate construct example, creation, benefits a spend in a by contra	development will economic benefits d with ion including, for direct job supply chain and increased the local economy ctors and ion 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 this option are lik be similar to those identified in respect Option 1 although magnitude is likel increased; commensurate we scale of growth up this option (although this option	ely to e ect of n their y to be ith the nder	++	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.

	++	+	0		5		-			1		
KEY	Very positive impact	Positive impact likely	No signifi	cant effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	r negativ	ve impact depending on
-	likely		no clear li	nk	insufficient informa	ation		likely		how it is in	npleme	nted
	ı		- L		-I		-		Li contra di Con			
		upport existing employment dri	vers;	housing a population turn help viability of City of You of the City of the City other cer additional sectors of leisure and employm Overall, the assessed	ager term, new and associated on growth will inenhance the of businesses in the ork and the vitality y Centre as well as attres, encouraging all investment in such as retail and and generating lient opportunities. his option has been as having a effect on this		to a level considered to be significant). 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.		to a level consid be significant).	ered to		
5	deliver equality and access to all.	address existing imbalances of eleprivation and exclusion across ity; frovide accessible services and for the local population; frovide affordable housing to melemand; felp reduce homelessness; fromote the safety and security beople and/or property.	the acilities	housing i househol is likely to across th However the optio address a identified Yorkshire affordabl annum. New hou is likely to viability o and facili	on will deliver new n-line with CLG d projections. This o help meet needs e City of York., as noted above n would not fully iffordable need l in the North SHMA for 790 e dwellings per sing development o increase the of existing services ties and stimulate nt in new	+	Overall, this option has been assessed as having a positive effect on this objective. 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	+	Effects associate this option are libe similar to the identified in responding to be increased, commensurate scale of growth this option. In trespect, this option would provide a significant boost meet the newly affordable hous element of the Starget. Howeve option would no	ikely to ose pect of although is likely with the under his cion t to help arising ing need SHMA r, this	**	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. The scale of growth under this option has the potential to significantly boost the viability of existing services and facilities and stimulate new investment

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KEY	Very positive impact	Positive impact likely	No sign	nificant effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive or	negativ	ve impact depending on
_	likely		no clear	r link	insufficient informa	ation		likely		how it is in	npleme	nted
	,	-			-I		- 1					
				assessed	his option has been as having a effect on this		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 hacklog over the period. In consthis option has assessed as have positive effect of this objective.	e Plan equence, been ing a		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	need to travel and deliver a sustainable integrated transport need to acc and car; beliance sup	iver development where it is essible by public transport, was cycling to minimise the use of iver transport infrastructure with ports sustainable travel option mote sustainable forms of transpore congestion.	f the /hich ns;	be largely location of developments to facilities transport short terms developments increase movements congestic would also service to the large of	n this objective will y dependent on the of new nent in relation to services and and public However, in the m (during cion) and once nent is complete, kely to be an in transport nts and associated on, although this so be expected seline 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 Optio 2, this option w generate increatransport move and congestion Increased grow also drive a high quantum of device and congestion (e.g. beyond an connected to the urban area) whincrease the netravel.	rill ased ements . th may her velopment ocations d not ne existing ich		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

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KEY	Very positive	e impact	Positive impact likely	U	nificant e	effect /	Uncertain	or	Negative impact likely	,	egative impact	Positive or	r negativ	ve impact depending on
	likely			no clea	r link		insufficient informa	ation		likely		how it is in	mplemei	nted
							respect it is		York Economic and		Whilst this opti			existing urban area
							t congestion delay		Retailing Growth and		provide housing	_		which could serve to increase car use.
						s predicte 2026.	ed to double by		Analysis and Visioning Work, which may help to		support econor growth, in not b			increase car use.
						2020.			reduce in-commuting		aligned with the	-		Whilst this option could
					0	Overall th	nis option has been		and stem the rise in		forecasts it cou			provide housing to
						-	as having a		commuting trips to the		in increased ou			support economic
							effect on this		City.		commuting.			growth, in not being
					o	bjective.			,		J			aligned with the
									Overall, this option has		Overall, this op	tion has		forecasts it could result
									been assessed as having		been assessed a			in increased out-
									a mixed positive and		a negative effe	ct on this		commuting.
									negative effect on this		objective.			
									objective.					
														Overall, this option has
														been assessed as having
														a significant negative effect option this
														objective.
7	То	Reduction	e or mitigate greenhouse ga	95	- н	Housing g	rowth will result in	_	Effects associated with	_	Effects associate	ed with		The types of effects
,	minimise		ons from all sources;				emissions of		this option are likely to		this option are l			associated with this
	greenhouse		r implement adaptation me	asures			se gases both		be similar to those		be similar to the	•		option are expected to
	gases that		likely effects of climate cha		d	during cor	nstruction (e.g.		identified in respect of		identified in res	pect of		be similar to those under
	cause	 Provid 	e and develop energy from	.	d	due to em	issions from HGV		Option 1 although their		Options 1 and 2	! although		Options 1, 2 and 3.
	climate	renew	able, low and zero carbon		n	novemen	ts and plant) and		magnitude could be		their magnitude	e is likely		However, reflecting the
	change and		ologies;				elopment is		increased,		to be increased	•		scale of development
	deliver a		te sustainable design and b			•	(e.g. due to		commensurate with the		commensurate			under this option, the
	managed .		als that manage the future				traffic generation		higher scale of growth		higher scale of a	-		likelihood that new
	response to		nsequences of climate char	•		_	y use in new		under this option.		under this optic	on.		development may be
	its effects.		e to the principles of the en	ergy		•	ents). Whilst the gnitude of effects		As noted above, this		Whilst this option	on could		located in unsustainable locations which increase
		hierard	cny.			-	pendent on the		option would provide the		provide housing			the need to travel, and
							d location of		scale of housing growth		support econon	•		the potential for
						_	ent at the		to support the		growth, in not b			increased out-
						•	site level which is		employment growth		aligned with the	-		commuting, it is
							uncertain, on		forecast in the York		forecasts it cou			considered that negative
					b	alance th	nis option has		Economic and Retailing		in increased out	t-		effects on this objective
							ssed as having a		Growth and Analysis and		commuting and			would be significant.
						•	effect on this		Visioning Work which		associated emis	ssions.		
						-	However, in view		may help to reduce in-					
							le of growth under		commuting, stemming		Overall, this opt			
							n, adverse effects		the rise in commuting		been assessed a			
					а	re not ex	pected to be		trips to the City and		a negative effec	ct on this		

	++		+	0			?		-			1		
KEY	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negati	ve impact depending on
	likely			no clea	r link		insufficient inform	ation		likely		how it is i	mpleme	nted
8	Conserve or enhance green infrastructu re, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	nation habita and SS Protec nature Create / geo- Impro infrast enviro	et and enhance international lally significant priority spects within SACs, SPAs, RAMS (SSIs; than denhance locally imported conservation sites (SINCs); the new areas or site of biodic diversity value; we connectivity of green cructure and the natural enment; the opportunities for people is the natural environment.	ies and ARs rtant versity		growth mopportun investment infrastructure renewabl Additional opportun sustainabt transport developmis current Housing an advers a result of loss and construct recreation developm. Whilst this dependent of developmistes which assessed to be a neaccommon developmistes which assessed negative objective of the scalar this option are not exignificant should be housing deprovide of incorporal infrastructure.	e energy. Illy, there may be ities to encourage le modes of alongside new nent (although this ly uncertain). It with the could have be effect on ity for example, as f land take/habitat disturbance during ion and increased neal pressure once nent is complete. It is is largely int on the location pment which at its uncertain, it is that there is likely end to date some nent at Greenfield in has been as having a effect on this. However, in view le of growth under in, adverse effects kepected to be it. Further, it is noted that new levelopment may proportunities to ite green iture provision ald help to offset		associated emissions. On balance, this option has been assessed as having a negative effect on this objective. 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 associat this option are be similar to the identified in resoptions 1 and 2 their magnitude to be increased commensurate higher scale of under this option	likely to ose spect of although e is likely , with the growth		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.

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KEY		e impact	Positive impact likely	_	ificant effec		or	Negative impact likely	,	egative impact		_	ve impact depending on
	likely			no clear	link	insufficient info	rmation		likely		how it is i	mplemei	nted
9	Use land resources efficiently and safeguard their quality.	 Prevented land a contain cont	se previously developed land, ent pollution contaminating t and remediate any existing amination; guard soil quality, including th most versatile agricultural lan ect or enhance allotments; guard mineral resources and urage their efficient use.	he ne best	object depe of de this s expe to be accordeve sites assess nega object of the this course are n	st effects on this stive are largely ndent on the location velopment which at tage is uncertain, it is cted that there is likel a need to mmodate some lopment at Greenfield which has been seed as having a stive effect on this stive. However, in viere scale of growth under the potion, adverse effects of expected to be ficant.	w er	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 associate this option are to be similar to the identified in rest options 1 and 2 their magnitude to be increased commensurate higher scale of a under this option	likely to ose pect of although e is likely , with the growth		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.	• Impro	erve water resources and qua ove the quality of rivers and ndwater.	ality;	incre consi consi longe deve This l havir	ing growth will result ased water umption during both cruction and in the er term once lopment is complete. nas been assessed as a negative effect or 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 associations option are libe similar to the identified in resoptions 1 and 2 their magnitude to be increased commensurate higher scale of gunder this option	ikely to ose pect of although e is likely , with the growth		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.	recyc	ote reduction, re-use, recove ling of waste; ote and increase resource ency.	ery and	resul partic const dwel Cons occup woul	ing growth would t in resource use, cularly during the cruction of new lings. truction and the pation of new dwelling d also generate waste all, this option has bee		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 this option are less be similar to the identified in result of the company of	likely to ose pect of although e is likely , with the growth		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.

KEY	Very positiv	e impact	Positive impact likely	No signi		effect /	Uncertain insufficient inform	or ation		Very n likely	egative impact	Positive o	_	re impact depending on inted
12		Reduractivi Minir from reduction low e Support low e Impropreve	ce all emissions to air from cu	no clear urrent to air ugh els); vide		assessed a negative objective. Housing g increased both durin (e.g. due the HGV move and once complete increased generationexact mage	insufficient inform as having a effect on this rowth will result in emissions to air ng construction to emissions from ements and plant) development is (e.g. due to	-		,	Effects associate this option are I be similar to the identified in res Options 1 and 2 their magnitude to be increased, commensurate higher scale of gunder this optio Increased growt	ed with ikely to ose pect of although e is likely , with the growth on.	_	
		couldAvoid existiresultof futProm	I negatively impact on air qua d locating development in are ng poor air quality where it of t in negative impacts on the h ture occupants/users; note sustainable and integrate port network to minimise the	ality; eas of ould nealth		location of the individual which is considered assessing the confective. Of the scathis option	f development at dual site level urrently uncertain, e this option has ssed as having a effect on this However, in view le of growth under n, adverse effects spected to be		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 incommuting and minimise associated emissions. On balance, this option has been assessed as having a negative effect on this objective.		also drive a high quantum of dev toward more unsustainable low which increase to travel (e.g. be not connected texisting urban at o areas with exquality issues. Whilst this optic provide housing support econom growth, in not baligned with the forecasts in cou in increased out commuting and associated emis Overall, this optic been assessed a a negative effectobjective.	ner velopment ve		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 outcommuting would be increased.
13	Minimise flood risk and reduce	Ensur does	ce risk of flooding; re development location and not negatively impact on floc	design od risk;	0	surroundi significant	ork and its ng area are at t risk of flooding.	0	Effects associated with this option are likely to be similar to those	0	Effects associate this option are I be similar to the	ikely to ose	0	Effects associated with this option are likely to be similar to those
	the impact	• Delive	er or incorporate through des	sign		However,	until the location		identified in respect of		identified in res	pect of		identified in respect of

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KEY		e impact	Positive impact likely	_	nificant effect /	Uncertain	or		,	egative impact		_	re impact depending on
	likely			no clea	r link	insufficient informa	ation		likely		how it is i	mpleme	nted
	of flooding to people and property in York.	(SuD:		ns	known ei consider Further, expected developr incorpora flood risk measure FRA. Ove has there as having this object			Option 1.		Option 1.			Option 1.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting.	chara Prom Prese non-c settir Prese which	erve or enhance the special acter and setting of the historiote or enhance local culture erve or enhance designated a designated heritage assets aring; erve or enhance those element contribute to the Six Principacteristics of the City as identification.	; ind nd their nts ole	O Housing an advertheritage the direct during continuous during be and once complete large extraction with the design development option with the design objective assessed should all housing a opporture the setting and adventured to setting and adventured to set in the set in	growth could have se effect on cultural assets as a result of t loss of assets enstruction or due ts on their settings of the construction of development is e. Whilst this is to a ent dependent on an and location of ment which at this incertain, as this could promote elow levels of ffects on this have been as neutral. It so be noted that growth may present inties to enhance ags of heritage well as access to		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 associat this option are los similar to the identified in resoption 2 althous magnitude is like increased, commensurate higher scale of gunder this option	ikely to ose pect of gh their ely to be with the growth		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	includeProteimpo	erve or enhance the landscap ding areas of landscape value ect or enhance geologically rtant sites; oote high quality design in co	2;	an adver- landscap this is to	growth could have se effect on e character. Whilst a large extent nt on the design	-	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their	-	Effects associate this option are lobe similar to the identified in resupport 2 and 2	ikely to ose pect of		This option would deliver significant housing growth which is likely to require substantial development

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

line with the "landscape and Setting" development which at this stage is uncertain, it is increased, commensurate with the commensurate with the	npact Positive how it is	Very	vo impact Poci																																																							ne	16	20																																													
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| likely Industry I | how it is | | ve illipact Fosi | act | ative impact | negative | y neg | 'ery r | Ver | V | Ver | Ver | Very | Very | Very | /ery | ery | ery | ery | ry i | y r | / n | n | ne | ne | ne | ne | ne, | e | eg | eg | eg | eg | g | g | ega | g | eg | eg | e | ne | 1e | ne | Πe | n | n | n | П | 116 | 10 | 16 | 16 | ne | n | n | n | Г | Γ | 1 | | / | У | y | ^y | ſУ | ^y | ^y | ^y | ^y | ry | ry | ry | ŀГУ | ery | er | er | e | /e | V١ | V | ١ | 1 | | | ١ | | | | | | 1 | / | y | ٩l١ | œ | ik | lik | t | 30 | р | n | ir | 9 | ve | İν | ti۱ | at | ga | ga | eg | eg | eg | eg | le | le, | le | ۱e | ٧e | N | Ν | Ν | Ν | ľ | - | | | | | | | | |
| landscape. with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 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 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 on the removal of land from the Green Belt such that the risk of adverse their magn to 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 | | likely | how | | | V | ly | kely | like | lil | likel | likel | likely | likely | likely | ikely | kely | kely | ely | ely | ly | У | , | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | / | У | ly | ly | ly | ly | ly | ly | ly | ly | ely | ely | ely | ely | el | æ | ke | ke | ik | lik | li | I | | | | | | | | | | | | | | | |
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| line with the "landscape and Setting" within the Heritage Topic Paper. 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 to 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 | | | | | | , | , | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | _ | | | , | , | , | , | | , | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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. A total of four housing growth options have been identified, namely: 750 dwellings per annum (Option 3); 2060 dwellings per annum (Option 4). Option 1 No significant positive effects have been identified in respect of this option. The option would | reased, surate with the growth under on. | 0 dwel | r annum (Option 1) | ased,
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wth t | o be increased, ommensurate vacale of growth whis option. | their to be comm scale this o | t t t c c s t t | lwellin | 0 dwo
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(E)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

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).

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.

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).

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.

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.

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).

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),

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

KEY	Very positive impact	Positive impact likely	No significant effect	' Uncertain	or	Negative impact likely	Very negative impact	Positive or negative impact depending on
×	likely	1 Osicive impact likely	no clear link	insufficient info		rvegative impact likely	likely	how it is implemented
	likely		110 Clear IIIIK	ilisamcient illio	IIIIation		likely	now it is implemented
			growth. Whils higher scale of Option 4 This option wo 19,650 dwellin the affordable newly arising a significant pos effects were in (Objective 3) a this option, the	the magnitude of growth under this of uld deliver 2060 dw gs over a 15 year pe housing target of 7 ffordable housing nitive effects were all entified in relation been assessed as hid transport (Objective)	effects on option, efformation, efformation of the control of the	these objectives would be lects would not be expected ar annum. This significantly a level of growth is also subsible dwellings per annum ovout in the North Yorkshire and in relation to employment (Objective 3). Sprificant negative effect on his reflects the anticipated s	ikely to be increased relatively to be significant. exceeds CLG household programming than that the plan period would be SHMA. Reflecting the scale int (Objective 4) and equality the majority of the environ ubstantial use of resources	on the City's environmental assets by housing to to Options 1 and 2, commensurate with the environmental productions 1 and 2, commensurate with the environmental state of possible productions 2 and 3 and under this option at met including both the backlog and the environmental state of housing growth under this option, and access (Objective 5). Further positive mental SA Objectives as well as on health required to support housing growth under ely to be placed on the City's built and natural
Prefer	red Approach		and general and nature Economic Further, and Reta City. Social Improspect the plan	ration of waste dur ral environmental a Impact: Housing gr he preferred option ling Growth and An pact: The preferred we residents. The e period although it w	ing both cossets, although will he would properly alysis and option wo vidence be would not re-	onstruction and operation. ough (subject to site location help stimulate the local eco ovide the scale of housing g Visioning Work, which may uld deliver a total of 1090 dase indicates that this option meet the 790 target for affo	New housing development on), adverse effect would no nomy both during construct growth to support the employ help to reduce in-commutive limits of the property of the propert	ing energy (and associated emissions to air) may also place pressure on the City's built of be expected to be significant. tion and once development is complete. oyment growth forecast in the York Economic ng and stem the rise in commuting trips to the g to meet the needs of existing and ate boost to affordable housing supply over a set in the North Yorkshire SHMA. Whilst es, growth could have adverse minor effects
			on huma	n health in the shor	t term dur	ing construction and once o	•	ss, grower could have adverse minor effects
Recon	nmendations			•		ed to locations that:	mades of transport	
					-	urage the use of sustainable	•	
				•	•	It and natural environment		
						existing health issues (e.g. A	QIVIAS).	
				t use of previously	•			
			Incorpora	te service provision	where po	ssible.		

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

10	.2: Housir	ng Supply Buffer								
SA	Objective		•	on 1: Housing target to porate 5% buffer		on 2: Housing target to porate 10% buffer		on 3: Housing target to porate 15% buffer		n 4: Housing target to orate 20% buffer
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people. 	0	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. Overall, this option has been assessed as having a neutral effect on this objective.	0	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. Overall, this option has been assessed as having a neutral effect on this objective.	+	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.	+	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.
2	Improve the health and well- being of York's population.	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multifunctional 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. 	0	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.	0	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.	0	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.	0	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.

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71	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	ve impact depending on
	likely			no clea	r link		insufficient inform	ation		likely	-	how it is i	mpleme	nted
	,		-						•			1		
3	Improve education, skills developme nt and training for an effective workforce.	oppoSuppoeducacontilProvi	vide good education and training portunities for all; port existing higher and further licational establishments for tinued success; vide good quality employment portunities available to all.		0	O 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.	succe Delivifor th Delivifor th Enhalter Provifor ec Suppo	deliver conditions for businesess and investment; er a flexible and relevant wo ne future; er and promote stable econoth; nce the city centre and its rtunities for business and leis de the appropriate infrastructionomic growth; ort existing employment drivate a low carbon economy.	orkforce omic sure; cture	0	•	n is not expected significant effect jective.	0	This option is not expected to have a significant effect on this objective.	0	This option is n expected to har significant effect objective.	ve a	0	This option is not expected to have a significant effect on this objective.
5	Help deliver equality and access to all.	depricity; Provifor the Providema Help Prom	ess existing imbalances of eq vation and exclusion across t de accessible services and far ne local population; de affordable housing to med and; reduce homelessness; note the safety and security for le and/or property.	cilities	0	to have a on this ob		0	This option is not expected to have a significant effect on this objective.	+	As noted above buffer of 15% (I Options 1 and 2 help to ensure planned supply therefore, affor housing provisi achieved. In consequence, thas been assesshaving a position this objective	relative to 2) may that (and, dable on) is his option sed as re effect	+	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.	acces and c car; • Delive suppo	er development where it is still by public transport, was cycling to minimise the use of er transport infrastructure worts sustainable travel option to es sustainable forms of travove congestion.	f the hich ns;	0	an addition housing laresult in some forward in locations. Further, a would not additional		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 identify an add supply of housi could in theory sites coming for less accessible this is uncertain Further, as this would not resu additional house	itional ng land result in rward in ocations option	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

KEY	Very positiv	e impact	Positive impact likely	_	significant effect / Uncertain insufficient information			or ation		e impact likely Very negative impact likely			Positive or negative impact depending on how it is implemented		
							is having a neutral this objective.		has been assessed as having a neutral effect on this objective.		development, i been assessed a a neutral effect objective.	as having		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.	emiss Plan of for the Proving renework techne mate and communications.	ce or mitigate greenhouse gasions from all sources; or implement adaptation means likely effects of climate change and develop energy from wable, low and zero carbon hologies; note sustainable design and brials that manage the future consequences of climate change to the principles of the enerchy.	asures ange; uilding risks age;		need to id additional land could sites comi accessible (thereby in emissions with transuncertain. option wo additional developm assessed a	supply of housing in theory result in ng forward in less locations ncreasing to air associated port) this is Further, as this uld not result in	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 the need to ide additional supp housing land co theory result in coming forward accessible locat (thereby increa emissions to air associated with transport) this uncertain. Furt this option wouresult in addition housing develo has been assess having a neutra on this objective	ntify an oly of suld in sites of in less cions sing cher, as ald not onal pment, it sed as all effect	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 infrastructu re, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environme nt.	natio habit and S Prote natur Creat / geo Impro infras envir Provi acces	ect and enhance locally impor re conservation sites (SINCs); te new areas or site of bio-div diversity value; ove connectivity of green structure and the natural onment; de opportunities for people to the natural environment.	ies and ARs tant versity		an additio housing la place incre biodiversit Greenfield Brownfield biodiversit uncertain. option wo additional developm assessed a effect on t	d land with high ty value), this is Further, as this uld not result in housing ent, it has been as having a neutral 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 identify an add supply of housi could in theory increased press biodiversity ass Greenfield sites Brownfield land high biodiversit this is uncertain Further, as this would not resu additional hous development, it been assessed a neutral effect objective.	d to itional ng land place ure on sets (e.g. s or d with cy value), n. option lt in sing t has as having on this	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	Preventand a	se previously developed land; ent pollution contaminating tl and remediate any existing amination;			an additio housing la	need to identify nal supply of nd could in theory eased pressure on	0	Whilst the need to identify an additional supply of housing land could in theory place	0	Whilst the need identify an add supply of housi could in theory	itional ng land	0	Whilst the need to identify an additional supply of housing land could in theory place	

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KEY	Very positive	e impact	Positive impact likely	_		effect /	Uncertain	or	. ,		egative impact		_	ve impact depending on
	likely			no clea	r link		insufficient informa	ation		likely		how it is i	mpleme	nted
	safeguard their quality.	and rProteSafeg	guard soil quality, including the most versatile agricultural lan ect or enhance allotments; guard mineral resources and urage their efficient use.			uncertain. option wo additional developm assessed a	d land this is Further, as this buld not result in housing ent, it has been as having a neutral 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.	• Impre	erve water resources and qua ove the quality of rivers and ndwater.	ality;			n is not expected significant effect jective.	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.	recyc	ote reduction, re-use, recove ding of waste; note and increase resource ency.	ery and		•	n is not expected significant effect jective.	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.	activi Minir from reduc low e Supp low e Impre preve Avoic could Avoic existi result of fut	mise and mitigate emissions in new development (including cing transport emissions throemission technologies and fue ort the development of city was emission infrastructure; over air quality in AQMAs and ent new designations; diocating development where I negatively impact on air quality where it out in negative impacts on the I ture occupants/users; note sustainable and integrate port network to minimise the	to air (sugh els); wide e it ality; eas of could enealth		an addition housing laresult in si forward in locations increasing associated this is unce this option in addition developm assessed as	e need to identify anal supply of and could in theory ites coming a less accessible (thereby gemissions to air d with transport) pertain. Further, as an would not result anal housing ent, it has been as having a neutral 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 identify an add supply of housi could in theory sites coming for less accessible (thereby increa emissions to air associated with transport) this uncertain. Furt this option wou result in addition housing develo has been assess having a neutra on this objective	itional ing land result in rward in locations sing is ther, as ald not lonal pment, it locations sid as all effect	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	• Redu	ce risk of flooding;			•	n is not expected	0	This option is not	0	This option is n		0	This option is not
	flood risk	• Ensui	re development location and	design		to nave a	significant effect		expected to have a		expected to have	ve a		expected to have a

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KEY	Very positiv	e impact	Positive impact likely	No sig	nificant e	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	ve impact depending on		
	likely			no clea	r link		insufficient informa	ation		likely		how it is implemented		nted		
			•													
	and reduce the impact of flooding to people and property in York.	Deliver or incorporate through design sustainable urban drainage systems (SuDs).				on this ob	jective.		significant effect on this objective.		significant effect objective.	t on this		significant effect on this objective.		
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting.	 chara Prom Prese non-o settir Prese which Chara 	serve or enhance the special racter and setting of the historic city; mote or enhance local culture; serve or enhance designated and n-designated heritage assets and their ting; serve or enhance those elements ich contribute to the Six Principle aracteristics of the City as identified in Heritage Topic Paper.		a h h f f t t a a s s r r c c u iii s s t t t t t a iii c c a a	an additic housing la place incr the York's and the cl setting th result of r developm urban are identificat sites with this is unc this optio in addition developm assessed a	e need to identify and supply of and could in theory eased pressure on a historic assets naracter and e city (e.g. as a nore intensive ent within the a or the citon of additional in the Green Belt), certain. Further, as n would not result and housing ent, it has been as having a neutral 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		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.	 including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context 		a h f t c c r c c u iii s t t	an additic housing la place incr the York's character more inte developm urban are identificat sites with this is unc this optio in additio	ent within the	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	on this objective Whilst the need identify an addisupply of housi could in theory increased press the York's lands character (e.g. a of more intensi development we urban area or the tidentification of additional sites the Green Belt) uncertain. Furt this option wou	ito itional ng land place ure on scape as a result ve rithin the he f within , this is her, as	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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KEY	Very positiv	e impact	Positive impact likely	No sig	nificant effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive o	r negativ	e impact depending on
	likely			no clea	ar link	insufficient informa	tion		likely		how it is i	mplemer	nted
					I I	as having a neutral this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.		result in addition housing develoned has been assess having a neutration this objective.	pment, it sed as al effect		result in additional housing development, it has been assessed as having a neutral effect on this objective.
Gene	ral				A total of four h	Lusing sunnly huffer o	ntions	have been identified, name	lv: Housi	•		uffer (Or	
Gene	d				option 1 This option wou supply of 1090 d land to help ension Objectives have Option 2 Like Option 1, the housing land supply of 1090 d lassumed that the competition in the neutral. Option 3 This option wou supply of 1090 d consequence, the	d make provision for a wellings). It is assume the choice and compebeen assessed as neutrinos poly buffer of 10% (10% is would not result in the market for land, in d make provision for a wellings). A larger buis option has been ass	using the decision was a house of that tition is cral. essed that tition is cral. essed 4 dwel according to the decision and house fifer of essed	ing land supply buffer of 5% this would not result in the in the market for land, in accordance as having a neutral effect accordance with the NPPF. In consideration of the interval of the i	uffer (Opi deproxi- develop- cordance cross all c planned using but sequence (4 (approxi- and 2) main housing	mately 55 dwellinment of additiona with the NPPF. In of the SA Objective annual supply of instead would idea, effects across all wimately 164 dwery help to ensure any (Objective 1) an	arget to incomings per annual housing but no consequer to 1090 dwelling additional for the SA Collings per an that planned dequality a	orporate or proporate or propor	on a planned annual de would identify additional its across all of the SA de make provision for a under Option 1, it is to help ensure choice and is have been assessed as ded on a planned annual is achieved. In sibility (Objective 5). As
					supply of 1090 d contained withir accessibility (Ob effect across the	wellings). A larger buthe NPPF. In consequential sective 5). As this option remaining SA Objective.	ffer of uence, on wo ves.	sing land supply buffer of 20 20% may help to ensure tha this option has been assess uld not result in the develop	at planne sed as hav oment of	d supply is achiev ving a positive effo additional housin	ed and wou ect on housi g it has bee	lld be in a ing (Obje n assesse	accordance with guidance ctive 1) and equality and id as having a neutral
Prefe	rred Approach				natural env Further, the Economic I Social Impa based on a	ironmental assets and e option would not res mpact: No significant o ct: The preferred opti planned annual suppl	l, furth sult in effects on wo y of 10	ification of additional housinger, could result in the identional housing development on the economy are expectuld make provision for a housy devellings). This may hel	ification on the second of the	of sites in more ur the preferred op I supply buffer of	nsustainable tion. 15% (appro	e location eximately	s, this is uncertain.
Recoi	mmendations				Reduce the	need to travel and/or	enco	ected to locations that: urage the use of sustainable It and natural environmenta		f transport.			

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(e)	Very positive impact	Positive impact likely	No signi	ificant effect / Uncertain or		or	Negative impact likely	Very negative impact	Positive or negative impact depending on		
	likely		no clear l	link	insufficient informa	tion		likely	how it is implemented		
 Avoid locations that could exacerbate existing health issues (e.g. AQMAs). 											
Make best use of previously developed land.											
Incorporate service provision where possible.											

SA Objective			Plannir	1: Rely on the National ng Policy Framework to guide housing related pment	policy develo	2: Provide local level to guide phasing of pment, market led ich to be adopted	policy to developed developed (enablito be re	3: Provide local level to guide phasing of pment, hierarchy of pment sites to be adopted ng least sustainable sites eleased later if required 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.	 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	 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 	I	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	I	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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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain	0	r Negative impact likely	Very	negative impact	Positive	e or nega	tive impact depending on
	likely			no clea	clear link insufficient information			likely	likely		how it is implemented			
		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	Suppo educat succesProvid	e good education and training cunities for all; rt existing higher and furthe cional establishments for cor s; e good quality employment cunities available to all.	r ntinued	0	No sign no clear	ificant effect / link	0	No significant effect / no clear link	ct / 0 No significant effort		ct / no	0	No significant effect / no clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes Deliver for the Deliver growth Enhan- opport Provid for ecc Suppo	eliver conditions for busines is and investment; if a flexible and relevant work future; if and promote stable economic; ce the city centre and its cunities for business and leistle the appropriate infrastructionomic growth; it existing employment drive the allow carbon economy.	rkforce mic sure; ture	0	No sign no clear	ificant effect / link	0	No significant effect / no clear link	0	No significant effectear link	ct / no	0	No significant effect / no clear link
5	Help deliver equality and access to all	depriv Provid for the Provid demar Help re	es existing imbalances of equation and exclusion across the accessible services and fact local population; e affordable housing to mee ad; educe homelessness; the the safety and security for and/or property.	he city; cilities	I	by relying requires to be all current, 11-15 years have als allocate		- +	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 developm that the least sustainable strate, sites are released required will have uncertain effect. long term it will enhousing developm meet local needs delivered, but it met the strategy of the st	gic only if an In the hable tent to	-	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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KEY	Very positive im	pact	Positive impact likely	No sig	nificant (effect /	Uncertain	10	Negative impact likely	Very	negative impact	Positiv	e or nega	tive impact depending on
	likely			no clea	r link		insufficient info	ormation		likel	У	how it	is implem	nented
6	need to travel and deliver a sustainable integrated transport network	accessik and cycl car; • Deliver support • Promote • Improve	development where it is ble by public transport, walk ling to minimise the use of transport infrastructure wh is sustainable travel options e sustainable forms of trave e congestion.	the nich s; el;		Phasing by relyin requires to be all current, 11-15 yı In York' have als allocate develop years pl depend that have accessible transpoonew infi support phased.	development of the strategic sites on how sites or greater of the strategic sites ocated into oca		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. 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 insitu.	+	restrict affordable housing developm the short term. Hierarchy approad would help to pric sites that have gre accessibility to pu transport and services/facilities resulting in a posit effect. Phasing developm that the least sustainable strate sites (considering accessibility issues released only if re should have a poseffect in the short medium term. Hierarchy approad would help to pric sites that have gre accessibility to pu transport.	nent in ch pritise pater blic tive nent so gic s) are quired itive to ch pritise pater blic		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. 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	greenhouse gases that cause climate	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;		sures	0	No sign no clear	ificant effect / · link	0	No significant effect / no clear link	0	No significant effe clear link	ect / no	0	No significant effect / no clear link

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KEY	Very positive i	impact	Positive impact likely	No sign	nificant e	effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positiv	e or nega	tive impact depending on
-	likely			no clear	link		insufficient info	ormation		likely		how it	is implen	nented
	•		<u> </u>						•					
	response to	 Promot 	e sustainable design and bui	ilding										
	its effects	materia	als that manage the future ris	sks										
			nsequences of climate chang											
			to the principles of the ener											
		hierarc		. 61										
8	Conserve or		ve or enhance international a	and	1	Phasing	development	_	Phasing development	+	Phasing developm	ent so	1	Phasing development
	enhance		ally significant priority species		•	_	ng on the NPPF		by allowing strategic		that the least		•	such that the least
	green		s within SACs, SPAs, RAMSAF				strategic sites		sites to be released if		sustainable strates	oic.		sustainable strategic
	infrastructure	SSSIs ;	3 4411111 37 (63) 31 7 (3) 10 (14) 37 (1	ns and			ocated into		the market requires it		sites (including the	_		sites can only be
	, bio-		ve or enhance locally importa	ant			6-10 year and		may mean that sites		that could have a	,,,,		released only once a SPD
	diversity,		conservation sites (SINCs);	ant		-	ear brackets.		that could have a		negative effect on	the		is in place should help to
	geodiversity,		new areas or site of bio-dive	rcity /		,	s case sites		negative effect on the		natural environme			mitigate for any
	flora and		ersity value;	isity /		have als			natural environment		are released only i	,		negative effect.
	fauna for					allocate			come forward for		required should ha			However, effects
	accessible	•	e connectivity of green ucture and the natural				ment in 15		development in the		positive effect in t			depend on the timing of
	high quality	environ					us. Effects		short to medium term,		short to medium to			the SPD since less
	and						on when sites		even if allocated for		short to mediam t	eiii.		sustainable sites that are
	connected		e opportunities for people to			•	ıld have a		development in 15					allocated for
	natural	access	the natural environment.				e effect on the		years plus.					development in 15 years
	environment					_	environment		years plus.					plus could still come
	environment					are phas								forward in the short to
						are prias	scu.							medium term if an SPD
														is adopted.
9	Use land	• Do uso	previously developed land;			Dhasing	development		Phasing development	+	Phasing developm	ont co	1	Phasing development
9	resources					_	ng on the NPPF	-	by allowing strategic	т.	that the least	ent so	'	such that the least
	efficiently		t pollution contaminating the	e iand			s strategic sites		sites to be released if		sustainable strates	aic		sustainable strategic
	and		mediate any existing			-	ocated into		the market requires it		sites (including the	-		sites can only be
	safeguard		ination;				6-10 year and		may mean that sites		Greenfield sites or			released only once a SPD
	their quality		ard soil quality, including the				ear brackets.		that Greenfield sites or		impacting on oper			is in place should help to
	their quanty		ost versatile agricultural land;	,		•	s case sites		those impacting on		provision) are rele	•		mitigate for any
			ve or enhance allotments;			have als			open space provision		only if required sh			negative effect.
		U	ard mineral resources and			allocate			come forward for		have a positive eff			However, effects
		encour	age their efficient use.				ment in 15		development in the		the short to medic			depend on the timing of
							us. Effects		short to medium term,		term. Hierarchy	4111		the SPD since less
						depend			even if allocated for		approach would he	aln ta		sustainable sites that are
						•	eld sites are		development in 15		prioritise brownfie	•		allocated for
							in relation to		years plus. Brownfield		development,	iu site		development in 15 years
							of Greenfield		sites, especially those		encouraging the re	ause of		plus could still come
						sites or			that are contaminated,		previously develor			forward in the short to
							ng on open		may not be prioritised		land.	Jeu		medium term if an SPD
						-	rovision.		under a market led		iaiiu.			is adopted.
						space pi	UVISIUII.		approach.					is auopieu.
10	Image	• Cancer				Dhasir -	davalanmart				Dhasing dayalara	ont co		Dhasing dayalanmant
10	Improve	Conserv	ve water resources and quali	ity;	I	rnasing	development	-	Phasing development	+	Phasing developm	ent so	1	Phasing development

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive	e or nega	tive impact depending on
	likely			no clea	r link		insufficient info	ormation		likely		how it i	is implen	nented
	water	• Impro	ve the quality of rivers and			by relyii	ng on the NPPF		by allowing strategic		that the least			such that the least
	efficiency and	ground	dwaters.			requires	strategic sites		sites to be released if		sustainable strateg	gic		sustainable strategic
	quality					to be all	ocated into		the market requires it		sites (including the	ose		sites can only be
							6-10 year and		may mean that sites		that could have a			released only once a SPD
						,	ear brackets.		that could have a		negative effect on			is in place should help to
						_	s case sites		negative effect the		water environmen			mitigate for any
						have als			water environment		released only if red	•		negative effect.
						allocate			come forward for		should have a posi			However, effects
							ment in 15		development in the		effect in the short	to		depend on the timing of
							us. Effects		short to medium term,		medium term.			the SPD since less
							on when sites		even if allocated for					sustainable sites that are
							ıld have a		development in 15					allocated for
						_	e effect on the nvironment		years plus.					development in 15 years plus could still come
						are pha								forward in the short to
						are pria	seu.							medium term if an SPD
														is adopted.
11	Reduce waste	Promo	ote reduction, re-use, recove	rv and	0	No sign	ificant effect /	0	No significant effect /	0	No significant effe	ct / no	0	No significant effect / no
	generation		ing of waste;	,		no clear			no clear link		clear link	,		clear link
	and increase	•	ote and increase resource											
	level of reuse	efficie												
	and recycling		·											
12	Improve air	Reduc	e all emissions to air from cu	urrent	1	Phasing	development	-	Phasing development	+	Phasing developm	ent so	1	Phasing development
	quality	activit	ies;				ng on the NPPF		by allowing strategic		that the least			such that the least
		Minim	ise and mitigate emissions t	o air			strategic sites		sites to be released if		sustainable strateg	-		sustainable strategic
			new development (including				ocated into		the market requires it		sites (including the	ose		sites can only be
			ng transport emissions thro	_			6-10 year and		may mean that sites		that could have a			released only once a SPD
			mission technologies and fue			,	ear brackets.		that could have a		negative effect on			is in place should help to
			ort the development of city w	vide		_	s case sites		negative effect on air		quality or are local			mitigate for any
			mission infrastructure;			have als			quality or are located in		areas of poorer air			negative effect,
		•	ve air quality in AQMAs and				ment in 15		areas of poorer air quality come forward		quality) are release only if required she			particularly in relation to sites that require new
		•	nt new designations;				us. Effects		for development in the		have a positive eff			infrastructure.
			locating development where negatively impact on air qua				on when sites		short to medium term.		the short to mediu			However, effects
				• •			ıld have a		even if allocated for		term. Hierarchy	,		depend on the timing of
			locating development in are ag poor air quality where it co				e effect on air		development in 15		approach would he	elp to		the SPD since less
			in negative impacts on the h			_	or are located		years plus. Sites that		prioritise sites that			sustainable sites that are
			are occupants/users;	icaitii			of poorer air		have greater		greater accessibilit			allocated for
			ote sustainable and integrate	h			are phased.		accessibility to public		public transport.	-		development in 15 years
			ort network to minimise the			Also, on	how sites that		transport may not be		·			plus could still come
		the ca		. 430 01		have gre			prioritised under a					forward in the short to
		the cu				accessib	ility to public		market led approach					medium term if an SPD
						transpo	rt or require		and sites that require					is adopted.

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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive	e or nega	tive impact depending on
	likely			no clea	r link		insufficient info	rmation		likely		how it	is implem	nented
			•				•		•		· ·		· · ·	
						_	rastructure to them are		new infrastructure to support them could be developed ahead of this infrastructure being in- situ.					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). Conserve or enhance the special		od risk; sign	_	by relying requires to be all current, 11-15 years all cate develop years pl depend that counegative.		-	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 floodplain come forward for development in the short to medium term, even if allocated for development in 15 years plus.	+	Phasing developm that the least sustainable strateg sites (including the that could have a negative effect on floodplain) are released only if required she have a positive effithe short to mediuterm.	gic ose the eased ould ect in	_	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.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	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.		_	by relyiir requires to be all current, 11-15 yi In York's have als allocate develop years pl depend that counegative	d for ament in 15 us. Effects on when sites ald have a effect on the environment		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 historic environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.	+	Phasing developm that the least sustainable strateg sites (including the that could have a negative effect on historic environme are released only i required should hapositive effect in the short to medium to	gic ose the ent) f ave a he	_	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.	
15	Conserve or	• Conser	ve or enhance the landscap	е	Ī	Phasing	development	-	Phasing development	+	Phasing developm	ent so	Ī	Phasing development
	enhance	includi	ng areas of landscape value			by relyii	ng on the NPPF		by allowing strategic		that the least			such that the least

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KEY	Very positive i likely	mpact	Positive impact likely	No signif no clear li	icant effect / ink	Uncertain insufficient info	or ormation	Negative impact likely	Very likely	negative impact		e or nega is implem	ntive impact depending on nented
	York's natural and built landscape	ImportPromo with its line with	tor enhance geologically ant sites; te high quality design in consumble and rural landscape the the "landscape and Settir the Heritage Topic Paper.	and in	to be a curren 11-15 In York have a allocat develo years per dependent that conegative built of	es strategic sites Illocated into t, 6-10 year and year brackets. 's case sites Iso been ed for pment in 15 olus. Effects d on when sites uld have a ye effect on the r natural ape 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 strate sites (including th that could have a negative effect or built or natural landscape) are re only if required shave a positive ef the short to mediterm.	ose the leased hould fect in		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.
Gend	ral				case sites have nousing developites are phased option 2. By enabling the chis may also melevelopment in social objective. Option 3. There may be a required may reprovence propens and the popen space proving the reproduction 4. Phasing developens at till come for the popens of the popens of the popens of the reproduction of the popens of	market to respone an that the least 15 years plus resisted in uncertain effect estrict housing devolpiectives in the sivision, any hierarcieuse of previously oment such that the ghousing development in the shory	d to local sustainabulting in a sibility an on the hort to mhy of sust y development to tterm. E	Prequires strategic sites to elopment in 15 years plus. To be delivered. Effects on the belief strategic sites come forward open space provision. The short term. However edium term. There will also ainability will help to priorized land. The strategic sites come forward open space provision. The short term. However edium term. There will also ainability will help to priorized land. The strategic sites can meet local needs to be delificets on other social and redevelopment in 15 years place.	a very powered for control of the co	ositive effect on the development in the imental objectives. Topment so that the option would have a litive effects on the so that have greater to e released only once ince sites that are all environmental objective.	housing a short to r There will least sust positive e social object o accessible an SPD is located fot tives deport	e housing tal object and equa nedium tal also be rational fectives recitives report to provide the provided t	g objective since it enables tives depend on when slites depend on when slites depend on when slites are released only if the relevant elating to accessibility and ublic transport and swill have a very positive element in 15 years plus the timing of any SPD since
Pref	rred Approach			9	Social	proach results in a	a very pos	itive effect on housing and	equality	objectives			

\top	++	+	0		?	-		
KE	Very positive impact likely	Positive impact likely	No signific no clear lin	cant effect / nk	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			0	term Negative ef conomic No significa nvironmental	fect on accessibility objecti	ves since site that have gre	ater accessibility to public tr	for development in the short to medium ansport may not be prioritised for development in the short to medium
Recor	nmendations		de re ne gr	evelopment in 1 eference to the egative effect o	.5 years plus should come in findings of the above asses in the local population or el ce of other sites coming fo	forward in the short term. sment that although a mark nvironment will need to be	The Council should qualify in ket led approach is to be ado fully mitigated or compensa	et to decide if sites that are allocated for its Local Plan policy wording with opted development that could have a ted for in order that planning permission is e to support them must only be developed

		10.4: Housing I	Densi	y Approach	10.	5: Housing Dens	sity I	Level and Loca	tion	
SA Objective		Option 1: Housing density target does not vary by location		on 2: Housing density et varies by location		on 1: Housing density et of <40 dph		on 2 Housing density et of 40-50 dph		on 3 Housing density et of >50 dph
To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	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		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	?	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	?	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, semidetached and detached properties. It may make development of rural sites less	?	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

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

				•		•		1 .		•		
				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	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	 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	 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

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7	Very positive i	mpact	Positive impact likely	No signi	ficant effect /	Uncert	ain	or	Negative i	mpact	likely	Very negative	impa	ct Positive or negativ	e impa	ct depending on
	likely			no clear	ink	insuffic	cient in	formation				likely		how it is implement	nted	
														<u>.</u>		
5	Help deliver equality and access to all	lei Pro inf Su dri Pro Ad eq acc Pro face Pro de Pro pe	portunities for business and sure; povide the appropriate rastructure for economic gropport existing employment vers; pmote a low carbon economic dress existing imbalances of uality, deprivation and excluross the city; povide accessible services and cilities for the local population povide affordable housing to mand; alp reduce homelessness; pmote the safety and securition open and/or property.	y	Requiring t same dens housing in locations of limit the opportunit ensuring his in keepin the local neighbourl It may also restrict the economic of providin affordable housing on where low densities a required by market.	ity of all build lies for busing g with mood. riability g sites er re y the	+	Enabling de vary by loc presents gropportunit ensure hou in keeping local neighbourl particularly and city ce locations. can vary to known hou need and requireme hopefully greater opportunit affordable to be accommod	ation reater ry to using is with the mood, y in rural ntre Density o reflect using narket nts providing ry for housing	?	present opporte housing keeping neighbo also pre opporte the nee groups commu elderitiv layout i ensure security	g target as greater unities for g to be in g with the local ourhood. It esents greater unities to meet eds of different within unities, the or disabled. ve design and is required to safety and y 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	acc wa us • De wh op	liver development where it i cessible by public transport, alking and cycling to minimise e of the car; cliver transport infrastructure nich supports sustainable traitions; comote sustainable forms of t prove congestion.	e the	Requiring to same dense housing in locations or limit the opportunit respond to of congesting the local ronetwork, particularly rural areas there may limited accessivities.	ity of all build b	+	Enabling divary by loc presents gropportunit ensure hou respond to of congestithe local neighbourhigher den housing musuited to ticentre wheis very goo to services	ation reater ry to using can issues ion in hood, sity ore he city ere there d access	?	limit an new ho congest local ro limiting of new area, pa	g may help to y effect of using upon tion on the ad network by the number residents in an articularly in an and rural	?	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.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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

								T		T		1
				public transport.		public transport.						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	 Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	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
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	0	No significant effect / no clear link	0	No significant effect / no clear link		No significant effect / no clear link		No significant effect / no clear link		No significant effect / no clear link
9	Use land resources efficiently and safeguard their quality		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.	I	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	 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

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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

								1	T	1	1	1	T
			groundwaters.	_									
11	Reduce waste	•	Promote reduction, re-use, recovery	0	No significant	0	No significant	0	No significant effect /	0	No significant effect	0	No significant effect
	generation and increase level of		and recycling of waste;		effect / no clear link		effect / no clear link		no clear link		/ no clear link		/ no clear link
	reuse and	•	Promote and increase resource		ШК		IINK						
	recycling		efficiency.										
12	Improve air	•	Reduce all emissions to air from	0	No significant	0	No significant	0	No significant effect /	0	No significant effect	0	No significant effect
12	quality		current activities;	"	effect / no clear		effect / no clear		no clear link		/ no clear link		/ no clear link
	quanty		Minimise and mitigate emissions to		link		link		no cicar mik		/ no cicui iiiik		/ no cicui iiiik
			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	•	Reduce risk of flooding;	0	No significant	0	No significant	0	No significant effect /	0	No significant effect	0	No significant effect
	risk and reduce	•	Ensure development location and	-	effect / no clear	-	effect / no clear] -	no clear link	-	/ no clear link	-	/ no clear link
	the impact of		design does not negatively impact		link		link				-		•
	flooding to		on flood risk;										
	people and	•	Deliver or incorporate through										
	property in York		design sustainable urban drainage										
			systems (SuDs).										
14	Conserve or	•	Preserve or enhance the special	-	Requiring the	+	Enabling density to	?	Lower density	?	Medium density	?	Higher density
	enhance York's		character and setting of the historic		same density of		vary by location		housing target		targets should		housing target may
	historic		city;		housing in all		presents greater		presents greater		allow housing to be		limit opportunities
	environment,	•	Promote or enhance local culture;		locations could		opportunity to		opportunities for		in keeping with the		for housing to be in
	cultural	•	Preserve or enhance designated and		limit the		ensure housing is		housing to be in		local character n all		keeping with the
	heritage,		non-designated heritage assets and		opportunities for		in keeping with the		keeping with the local		but rural locations.		local character.
	character and		their setting;		ensuring housing		local character.		neighbourhood.		Sensitive design		For example, high

2	_	Very positive in	npact	Positive impact likely		_	nt effect /	Uncert		or	Negative i	mpact	likely	Very negative	impa			act depending on
		likely			no cle	ar link		insuffic	cient in	formation				likely		how it is implemen	nted	
	set	iting		Preserve or enhance those eler which contribute to the 6 Princ Characteristics of the City as identified in the Heritage Topic Paper.	iple		is in keeping the local character.	with					and city location high de is more charact design	ns medium to nsity housing likely to be in er. Sensitive and layout is d to fit in with oric		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	enl nat	nserve and hance York's tural and ilt landscape	•	Preserve or enhance the landscincluding areas of landscape va Conserve or enhance geological important sites; Promote high quality design in context with its urban and rura landscape and in line with the "landscape and Setting" within Heritage Topic Paper.	lue ally		Requiring the same density housing in al locations cou- limit the opportunitie ensuring hou is in keeping the local character.	of I I Ild s for Ising	+	Enabling di vary by loc presents gi opportunit ensure hou in keeping local chara	ation eater y to sing is with the	?	opporti housing keeping neighbo Howeve and city location high de is more charact design a require	s target as greater unities for s to be in s with the local ourhood. er, in urban	?	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.	δ.	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.
Gen	General						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. 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.											
Pref	Preferred Approach					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.												

			+	0		?		-			1					
KEV		Very positive impact	Positive impact likely	No significa	ant effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive or negative impact depending on					
		likely		no clear link	(insufficient informati	on		likely	1	how it is implemented					
					ISING DENSITY											
					The preferred approach adopts a range of density targets dependant on location as follows: rural <30 dph, suburban <40 dph, urban/urban											
						,	•				e 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											
								•	ayout is	s required to ensur	e safety and security for residents, to enable to fit					
				in with the historic environment and built landscape character.												
Reco	mm	nendations		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												
						. ,	in its	Local Plan (either in this se	ction o	r the historic enviro	onment section) that high rise would not be an					
				acce	acceptable type of development.											

SECTION 11: AIDING CHOICE IN THE HOUSING MARKET

11	.1: Housing	g Mix						
SA	SA Objective		Option 1: Do not specify any housing mix and enable the market to determine the housing requirement			2: Rely on NPPF to ensure riate housing mix provision		3 : Provide Local level policy to ensure priate housing mix provision
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		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. This approach conflicts with the NPPF which requires that a provision should be made for a mix of housing based upon	+	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. 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. On balance, this approach is likely	**	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.

	++		+	0			?	-				1
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Nega	tive impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
							and future demographic		•	ve effect in the long-		0
						trends.			term.			Overall this approach is assessed to
												have a significantly positive effect over the duration of the plan.
2	Improve the	a A:al I				This wa	uld rely on market forces		The NDDE supple	orts the health of	++	Local level policy would be able to
2	health and		ocating development where nmental circumstances coul		-		housing in areas of need	т .		including building	77	coordinate development in areas of
	well-being of		vely impact on people's hea			•	he population. This would		homes in respon			highest need and target types of
	York's	-	ve access to openspace / mu				rantee suitable			r, whilst this could		property in response to the NYSHMA
	population	•	onal openspace			_	nodation, particularly for			e provided, it would		evidence base and known
			tes a healthier lifestyle thou	gh		those w	ith specialist needs,		not necessarily	locate housing in		requirements.
			to leisure opportunities (wa			should t	hey not be economically		areas of most no	eed or dictate a		
		cycling	* *			•	le for the developers. At			proach to supply to		This approach is likely to ensure the
		Improves access to healthcare;					re may be a lag time for			sidents' needs and		designation and requirement for
		• Provid	es or promotes safety and se	ecurity			ket to respond to overall		their overall hea	alth and well-being.		specialist and affordable housing to be
			idents;				ments in deprived areas		On halines at t	and an analysis of the state of		delivered.
			that land contamination/po				building specialist nodation to meet			approach is likely ve impact, the scale		This is likely to have a long-term
			ot pose unacceptable risks t	0			s' needs			be commensurate		benefit and positive impact on peoples
		health					ould have a negative		to the level of d			health and well-being on the long-
						impact	O		to the level of a	evelopilierit.		term.
3	Improve	Provide	e good education and training	ng	?	This wo	uld allow the market to	+	The NPPF recog	nises the	+	Local level policy will be able to
	education,		unities for all;			decide t	he location and quantum		contribution of	all sectors of society		respond to the needs for student
	skills	 Support 	rt existing higher and furthe	r			nt accommodation to be		on housing need	d and demand. This		accommodation in a specific way
	development	educat	ional establishments for cor	ntinued			ed. The effects of this		• • •	l allow evidence to		through a detailed understanding of
	and training	succes	•				th are uncertain as they			n the determination		the needs of the Universities and other
	for an		e good quality employment			•	on the scale and location			residences but may		establishments, their requirements for
	effective workforce	opport	unities available to all.			or devel	opment.		not deliver in th	port students and		the future, current known trends/pressures on the housing
	workforce								the educational	•		market and suitable locations for
									leading to confli			additional development.
									objectives.			
									Overall there ar	e likely to be		This approach is likely to support the
										gative effects using		educational establishments in a
									this approach.			positive way and have positive effects
												for this objective overall.
4	Create jobs		eliver conditions for busines	S	+ -		on the market to deliver	+		es the delivery of a	+	A local level policy should help to more
	and deliver		s and investment;				t choices in the housing			homes to allow for		specifically deliver the variety of
	growth of a		a flexible and relevant wor	rktorce			may not fully support the y should the			ties which should s home types to be		homes in response to the need arising to allow for a mix of properties, which
	sustainable, low carbon		future;	mic			nents arising from the		met helping to	* *		should support the workforce and
	and inclusive		r and promote stable econor	THC			ce not be met. This			policy doe allow a		therefore the overall economy.
	economy	growth	r; ce the city centre and its				the delivery of		degree of interp			Store the overall economy.
	,		cunities for business and leis	ure:			ole housing to ensure the		negotiation lead			
		оррог	diffices for business and lefs	u1C,					J ***	<u> </u>		

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KFY	Very positive i	mpact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
5	Help deliver equality and access to all	Address deprival Provided for the Provided deman Help re Promotion	e the appropriate infrastruct nomic growth; t existing employment drive te a low carbon economy. s existing imbalances of equation and exclusion across the eaccessible services and fact local population; e affordable housing to mee d; educe homelessness; te the safety and security for and/or property.	uality, ne city; ilities		Howev determ would e is viable Allowin determ require may lea specific propert profitals Conseq social e in propert deir re also be alternat accommed. T time for	rce can live and work the authority. er, Letting the market ine the mix of housing ensure that development e. g the market to ine and deliver the ments for housing need d to under provision of types or tenure of iels based upon obility and viability. uently this could lead to exclusion or people housed erties not suitable for quirements. People may forced to choose an tive location to live where modation does meet their here may also be a lag or the market to respond or trends, particularly in	+	authority. Overall this is as have positive an over the duratio The NPPF advocations to create mixed communi	dence base d a non- roach across the sessed as likely to d negative effects n of the plan ates the delivery of sustainable and	**	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.
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promo	development where it is ble by public transport, wall cling to minimise the use of transport infrastructure what sustainable travel options te sustainable forms of travel e congestion.	the nich s;	?	could for of York travel/ of York travel/ of Provide Further choose sustains and incuby car. Overall as they through	more, the market may to develop away from able travel connections rease the need to travel the impacts are uncertain would be determined in the local of development in the planning application	1 +	of current and fu NPPF should ens able to work and enabling a short. It also states that connections sho enable sustainals to be considered development. However, the tyl accommodation different areas of transport netwo	to suit the needs at ure trends as per ure that people are I live within York er commute. It existing transport uld be exploited to ble modes of travel I in the location of	+	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. 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. Overall this is assessed as likely to have

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KEY	Very positive in likely	mpact	Positive impact likely	No signoclea	nificant e r link	effect /	Uncertain or insufficient information	Negat	ive impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented
									to have a positiv	mulative way. assessed as likely e effect but would on implementation.		a positive effect.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Plan or for the Provide renewa technol Promot materia and cor	e sustainable design and bu als that manage the future ri nsequences of climate chang to the principles of the ene	sures nge; uilding isks ge;	?	as they	ects of this are uncertain would depend on the a and type of ament.	+	as the NPPF clea development to locations to expl travel modes. Th positive benefit	on climate change irly steers accessible oit sustainable is is likely to have a	+	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	national habitat SSSIs; Consen nature Create geodive Improvinfrastr environ Provide	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ucture and the natural iment; e opportunities for people to the natural environment.	es and Rs and tant ersity /	0		no clear link between ernative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	 Prevent and ren contam Safegua and mo 	previously developed land; t pollution contaminating th nediate any existing ination; ard soil quality, including the ist versatile agricultural land we or enhance allotments;	e best	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective

_	++		+	0			?	-							
KEY	Very positive i	impact	Positive impact likely	No si	gnificant	effect /	Uncertain or	Negativ	ve impact likely	Very negative in	npact	Positive or negative impact depending on			
_	likely			no cle	ar link		insufficient information			likely		how it is implemented			
	•		•									·			
		_	ard mineral resources and rage their efficient use.												
10	Improve water efficiency and quality	• Improv	ve water resources and qua re the quality of rivers and lwaters.	ality;	0		s no clear link between ernative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective			
11	Reduce waste generation and increase level of reuse and recycling	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. Reduce all emissions to air from current activities; Minimize and mitigate emissions to air.			0		ere is no clear link between s alternative and the objective e effects relying on market		There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective			
12	Improve air quality	ecycling • Reduce all emissions to air from current			?	forces a would I the loca	are uncertain as these be determined through ation of development.	+	alternative and t NPPF approach of support improvi through minimis through the pro- homes for the we exploiting the us transport modes promote sustain transport within emissions contri- quality in some of should also have on cross-boundarin and around You A64, A59, A1036	would work to ng air quality ing commuting vision of suitable orkforce and se of sustainable s This should help able modes of the city reducing buting to poor air ocations. This a positive impact iry arterial routes ork such as the .	+	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 crossboundary 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	the car. 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		s no clear link between ernative and the objective	0	O 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,	character and setting of the historic city; istoric Promote or enhance local culture;			0		s no clear link between ernative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective			

Τ.	-			0			?	-				I				
KEY	Very positive i	mpact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on				
	likely			no clear	r link		insufficient information			likely		how it is implemented				
			deceled by the constraint	d that				1			1	1				
	cultural heritage,	non-de setting	signated heritage assets and	d their												
	character and	0.	, ve or enhance those elemer	ntc												
	setting		contribute to the 6 Principle													
	50ttB		teristics of the City as identif													
			ritage Topic Paper.													
15	Conserve or	• Conser	ve or enhance the landscape	е	0	There is no clear link between		0	There is no clear	· link between this	0	There is no clear link between this				
	enhance	includir	ng areas of landscape value			this alte	ernative and the objective		alternative and t	the objective		alternative and the objective				
	York's natural	 Protect 	or enhance geologically													
	and built	•	ant sites;													
	landscape	te high quality design in con														
		surban and rural landscape and Settin														
		the Heritage Topic Paper.	ıg													
Gen	eral	the Heritage Topic Tuper.		Option	s 2 and 3	would help to support the	provision	of suitable housin	g mix for York in term	ns of the	delivery of a mix of property type and					
		ral					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.											
					The analysis shows that Ontion 1 is likely to have negative effects given that the market would not necessarily assessed to Various and the Va											
					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											
							•				•	are also uncertain effects arising from				
						-			•	•		mpacts on social and environmental				
							nly determined upon individ			•						
Pref	erred Approach				•		e Local level policy to ensur		•	•						
					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.										
								n should	ensure that the w	orkforce is supported	d in livin	g within York having benefits in supporting				
						ne econor		5.10 alc	S. Sare that the W	. cor cc is supported	∽ 111 IIVIII	Tork having serience in supporting				
							,	are met v	ithin York should	reduce the need to ti	ravel to	work, which would have positive benefits				
						r climate	and air quality					·				
Rec	Recommendations											standards of housing to be delivered				
					tł	rough th	e plan period recommendir	ng for exa	mple Lifetime Hor	nes, to ensure that p	ropertie	s can allow adaption for differing needs.				

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

1	I.2: Housing	ı Mix Targets						
	Objective			1: Provide >70% of development ouses (<30% flats)		2: Provide 70% of development to ses (30% flats)		3 : Provide <70% of development to be (>30% flats)
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	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	**	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.	-	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.
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective	 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			?	-				
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negativ	e impact likely	Very negative im	npact	Positive or negative impact depending on
-	likely			no clea	r link		insufficient information			likely		how it is implemented
	•							•				
	workforce											
4	workforce Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	success Deliver for the Deliver growth Enhanc opport Provide for eco Suppor	te the city centre and its unities for business and leis the appropriate infrastruction growth; texisting employment drivete a low carbon economy.	rkforce mic ure; ture ers;	0	this alte	no clear link between rnative and the objective	0	alternative and	·	0	There is no clear link between this alternative and the objective
5	Help deliver equality and access to all	deprivationProvide for theProvide demanHelp rePromotion	s existing imbalances of equation and exclusion across the accessible services and factorial population; affordable housing to meed; additionally the safety and security for and/or property.	he city; cilities	+	housing SHMA (i. approach recognish has delified for type substantial for differ types to would subalance required develop providir develop acknow	ognised that a mix of is required. Whilst the 2006) advocated a 60:40 ch, it should also be sed that previously York wered a higher proportion than houses leading to a need for this property osequently to the ent's publication. The HMA (2011) recognises are is and will be a need erent accommodation a satisfy need. This option atisfy redressing this , whilst also delivering a ment for flatted ment. However, ng significantly less flatted ment may not satisfy the ledged requirement for perty type in the future.	++	of flats than hou higher need for subsequently to publication. The (2011) recognise will be a need for accommodation need. This optic	red. Whilst the vocated a 60:40 uld also be previously York nigher proportion ases leading to a this property type the document's latest SHMA as that there is and or different types to satisfy on would satisfy lalance, whilst also ulirement for		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	accessi and cyc car; • Deliver suppor	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure what sustainable travel optionate sustainable forms of trav	the nich s;	0		no clear link between rnative and the objective	0	There is no clear alternative and	link between this the objective	0	There is no clear link between this alternative and the objective

	++		+	0			?	-				I	
KEY	Very positive i	mpact	Positive impact likely	No sign		effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact		Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		ŀ	how it is implemented
						1		1					1
		•	e congestion.										
7	To minimise		e or mitigate greenhouse ga	ıs	0		no clear link between	0		r link between this	0		There is no clear link between this
	greenhouse		ons from all sources;			this alte	rnative and the objective		alternative and	the objective			alternative and the objective
	gases that		implement adaptation mea										
	cause climate		likely effects of climate cha	ange;									
	change and		e and develop energy from										
	deliver a		able, low and zero carbon										
	managed response to	techno	<u> </u>										
	its effects		te sustainable design and b										
	its effects		als that manage the future in nsequences of climate chan										
			to the principles of the en	•									
		hierard		cigy									
8	Conserve or		ve or enhance internationa	Land	7	This and	proach is likely to require	?	This approach is	likely to require	0		Given that this option is likely to require
J	enhance		ally significant priority speci		•		nd take that options 2	•		that option 3 and	ľ		less land take, it is likely that there
	green		ts within SACs, SPAs, RAMSA				n considering sites for			1. In considering			would be fewer effects on areas of
	infrastructure	SSSIs ;					ment as a result of this,			ment as a result of			nature conservation value. This
	, bio-	•	ve or enhance locally impor	rtant			conservation, biodiversity		this, nature cons	servation,			approach is likely to have no significant
	diversity,		conservation sites (SINCs);			and gre	en infrastructure would		biodiversity and	green			impacts, subject to the location of
	geodiversity,	 Create 	new areas or site of bio-div	ersity /		need to	be appropriately		infrastructure w	ould need to be			development.
	flora and	geodiv	ersity value;	, ,		conside	red.		appropriately co	nsidered.			
	fauna for	• Improv	ve connectivity of green										
	accessible	infrast	ructure and the natural				y the effects are		,	fects are uncertain			
	high quality	enviro	nment;				n as they would depend		as they would de				
	and		e opportunities for people t	:0		upon th	e location of the sites.		location of the s	ites.			
	connected	access	the natural environment.										
	natural environment												
9	Use land	• Re-uso	previously developed land;			The dov	elopment of >70%	1 -	The high houses	to flats ratio is	ı	+	The higher flats to houses ratio
,	resources		t pollution contaminating the				to <30% flats is likely to	' -	_	ss land take than	'		(<70%:>30%) houses is likely to incur
	efficiently		mediate any existing	ile iailu			ore land take. This is likely		option 1 but wil				less land-take than options 1 and 2 by
	and		nination;				a an impact of the		effect land take				requiring less land within the city.
	safeguard		ard soil quality, including th	ne best			of land required to			•			However, this would depend upon the
	their quality		ost versatile agricultural lan			deliver	growth. However, this						scale and massing and available land for
			ve or enhance allotments;			would c	epend upon the scale						development.
		 Safegu 	ard mineral resources and			and ma	ssing and available land						
		encour	age their efficient use.			for deve	lopment.						
10	Improve	• Conser	ve water resources and qua	ality;	0	There is	no clear link between	0	There is no clea	r link between this	0		There is no clear link between this
	water	• Improv	e the quality of rivers and			this alte	rnative and the objective		alternative and	the objective			alternative and the objective
	efficiency and	ground	lwaters.										
	quality					 					<u> </u>		
11	Reduce waste	Promo	te reduction, re-use, recove	ery and	0	There is	no clear link between	0	There is no clea	r link between this	0		There is no clear link between this

KEY	Very positive i							-				
	very positive i	mpact	Positive impact likely	No sigi	nificant eff	fect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
	•			•		•						<u> </u>
	generation and increase level of reuse and recycling	•	ng of waste; te and increase resource cy.		this alternative and the objective		rnative and the objective		alternative and the objective			alternative and the objective
	Improve air quality	activitie Minimis from ne reducin low em Suppor low em Improv prevent Avoid le could n Avoid le existing result in of futur Promot	se and mitigate emissions to ew development (including g transport emissions throu- ission technologies and fue t the development of city w- ission infrastructure; e air quality in AQMAs and t new designations; ocating development where egatively impact on air qua- ocating development in area; poor air quality where it con negative impacts on the hare occupants/users; we sustainable and integrate out network to minimise the	o air Igh Is); ide it lity; as of ould ealth		There is no clear link between this alternative and the objective		0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective
i i	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does noDeliver	risk of flooding; development location and o ot negatively impact on floo or incorporate through des able urban drainage system	d risk; ign	-		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective
	Conserve or enhance York's historic environment, cultural heritage, character and setting	 charact Promot Consernande setting; Consernande which of the Heritage 	ve or enhance those element contribute to the 6 Principle ceristics of the City as identi itage Topic Paper.	nd d their nts fied in	1	this alter	no clear link between rnative and the objective	0	alternative and t	·	0	There is no clear link between this alternative and the objective
15	Conserve or	 Conserv 	ve or enhance the landscap	е	1	The dens	sity height, scale and	1	The density, hei	ght, scale and	1	The density, height, scale and massing

	++		+	0			7	_				
KEY	Very positive i	impact	Positive impact likely	No sign	nificant e	effect /	Uncertain or	Negativ	ve impact likely	Very negative im	npact	Positive or negative impact depending on
~	likely	1	, , , , , , , , , , , , , , , , , , , ,	no clear		,	insufficient information		,	likely		how it is implemented
	,		I.	1			I.			,		
	enhance	includi	ng areas of landscape value			massing	g of development would		massing of deve	elopment would be		of development would be an important
	York's natural	 Protect 	or enhance geologically			be an in	nportant consideration.		an important co	onsideration. This		consideration, particularly given that
	and built important sites;					This wo	uld depend upon the		would depend (upon the amount of		this option may put pressure upon
	landscape • Promote high quality design in context			ntext		amount	of land available and		land available for	or development. It		building heights and density
		with its	urban and rural landscape	and in		required	d for development. It is		is likely that this	s option would		requirements. Flatted development is
		line wit	th the "landscape and Setting	ng"		likely th	at this option would		require greenfie	eld land		likely to be built as a higher number of
		within	the Heritage Topic Paper.			require	more greenfield land		development gi	ven the higher		storeys compared to housing and may
						•	tions 1 and 2 in			to flats. The scale		have adverse effects on the built and
							tion with the amount of			d be determined		natural landscape, subject to its
							quired for housing. The		through design.			location. This would depend upon the
							the impact of the natural					amount of land available and required
							pe would depend upon					for development a well as the design
Gen						design.						and location of development. bout under delivering required need for
Pref	erred Approach				flatted this it no Option imbalar dependence option imbalar this is li	developm ay also h 2 is show nce cause lent upon 3 is likely nce of flat kely to re	nent. Furthermore, this opt have implications upon natural on to a significantly positive d through a high delivery of the density, scale and mas to have a negative impact ted development to housing equire less land, there may	ion is like ural and b impact of flatted cosing of defended for meeting within be pressu	ly to incur more la uilt landscape. In delivering housing development. This evelopment. Ing the needs of the the city. This woul res from the dens	ind due the footprint in ing mix in response to option is likely have a the population given the id supply less housing,	current an effec at it wo	d by housing in comparison to flats. Due to and future need as it redresses the ton land take-up, the impact of which is ould over allocate and exacerbate the is known to be needed in the future. Whilst on the built and natural environment.
riei	теи Арргоасп				 Option 2: Provide 70% of development to be houses (30% flats) 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. 							
Reco	mmendations				None							

11	11.3: Gypsy, Traveller and Showpeople Allocations									
SA	Objective			1: Do not specify gypsy, traveller and Showpeople		2: Specify gypsy, traveller and Showpeople accommodation				
			accomi	modation provision requirements over the Local Plan period	provision requirements over the Local Plan period					
1	To meet the	Deliver homes to meet the needs of the		The evidence base shows that there is a shortfall of	++	The evidence base shows that there is a shortfall of				
	diverse	population in terms of quantity, quality;		accommodation for gypsies, travellers and Showpeople.		accommodation for gypsies, travellers and Showpeople.				
	housing	Promote improvements to the existing		Not recognising this provision would therefore be		Within York there are currently three permanent Council				
	needs of the	and future housing stock;		significantly negative as this would not set out an approach		owned Traveller sites and no formal, private Traveller pitch				
	population in	Locate sites in areas of known housing		to meet this group's needs. The 'Planning Policy for		provision. Council owned sites are located at: Outgang Lane;				

	++		+	0		?		-			1
KEY	Very positive	impact	Positive impact likely	No sign	nificant effect link	/ Uncertain insufficient in	or formation	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
	a sustainable way.	of the • Deliver	community facilities for th population; pitches required for Gypsic ers and Showpeople.		dem need agai to w strat	onstrate a 5 year so l. Not including this list the government ork collaboratively	upply of site s provision v t's aim for lo with these g cation of sit	cal authorities should is to meet the identified would therefore go ocal planning authorities groups to develop a fair es and to plan for sites		sites, there are 55 existing sites are community live in necessarily suit the York has been ided to provide permal location within the travelling to show with national guive required to identi Traveller and Shoyears' worth of si Council is also reducelopable sites to ten, where post Traveller Accommonly provides a neadditional work he Council's Gypsy, needs for the next that over the during ypsy and Travell This option would delivering their accommonly provides and the council's Gypsy, needs for the next that over the during their accommonly provides and the council's Gypsy, needs for the next that over the during their accommonly provides and the council's Gypsy, needs for the next that over the during their accommonly provides and the council of the next that over the during their accommonly provides and the council of the council o	Water Lane. In total, across the three is individual pitches. It is known that the at capacity and some people from this in conventional dwellings, which does not neir lifestyle. In terms of Showpersons, entified as a location which would be good ment and stopover sites given its central se region and transport network access for version and transport network access for version as part of their job. In accordance dance on Traveller sites the Council is ify a supply of specific, deliverable Gypsy, where the supply of specific, as the five the against their locally set targets. The quired to identify a supply of specific, or broad locations for growth, for years six is sible. The North Yorkshire Gypsy and modation Assessment (2008) and North modation Requirements of Showmen (2009) eeds assessment up to 2015. As such, has been undertaken to identify City of York Traveller and Showpeople accommodation at 5 years and for years 6-10. This shows action of the plan, there is a need for 63 are pitches and 21 Plots for Showpeople. If therefore be positive in recognising and commodation need. This approach is also overnment's 'Planning Policy for Traveller
2	Improve the health and well-being of York's population	enviro negati Improv functic Promo access cycling Improv Provid for res Ensure	, ves access to healthcare; es or promotes safety and s idents; that land contamination/p ot pose unacceptable risks	ld lth; ulti- ugh alking / ecurity	acco over	approach is likely t mmodation and lor all negative impact vpeople in the long	cations to in s on Gypsies	crease and may have an	+	people from this which does not no approach should	the existing sites are at capacity and some community live in conventional dwellings, ecessarily suit their lifestyle. This help to alleviate this need and improve and Showpeople's overall well-being.

	++		+	0	? -		-			1	
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likely		how it is implemented
3	Improve education, skills development and training for an effective workforce	Suppo educat succesProvid	e good education and training cunities for all; rt existing higher and furthe cional establishments for cons s; e good quality employment cunities available to all.	er ntinued	0	There is objectiv	no clear link between this re	alternative and the	0	There is no clear I objective	ink between this alternative and the
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes Deliver for the Deliver growth Enhancopport Provid for ecc Suppo Promo	ce the city centre and its cunities for business and leis ethe appropriate infrastruction growth; rt existing employment drive te a low carbon economy.	rkforce mic sure; ture ers;	0	objectiv			0	objective	ink between this alternative and the
5	Help deliver equality and access to all	deprivProvid for theProvid demarHelp rePromo	es existing imbalances of equation and exclusion across the accessible services and factorial population; affordable housing to meet ad; additionally acceptance and security for and/or property.	he city; cilities et		and futu Showpe plan wo margina treating	e base recognises that ther ure requirement for gypsies cople accommodation. Not could exacerbate social exclusions this group from York, these groups unequally in cognised accommodation no	, travellers and specifying this within the sion and work towards It would also be comparison to others	++	within national Co recognises their s This would theref	groups are a recognised ethnic group ensus data, by including their provision it pecific requirements over the plan period. ore have a significantly positive impact on ad ensuring equality through delivery of
6	Reduce the need to travel and deliver a sustainable integrated transport network	 Deliver access and cy car; Deliver support Promo 	development where it is ible by public transport, wal cling to minimise the use of transport infrastructure what sustainable travel optionate sustainable forms of travel congestion.	the hich s;	0	There is objectiv	no clear link between this re	alternative and the	0	There is no clear l objective	ink between this alternative and the
7	To minimise greenhouse gases that cause climate change and	emissionPlan or for the	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			There is objectiv	no clear link between this re	alternative and the	0	There is no clear l objective	ink between this alternative and the

	++		+	0			?	-			I
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		likely		how it is implemented
8	deliver a managed response to its effects Conserve or enhance green infrastructure , biodiversity, geodiversity, flora and fauna for	materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. • 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 objectiv	s no clear link between this re	alternative and the	0	There is no clear objective	link between this alternative and the
	accessible high quality and connected natural environment	infrastr enviror • Provide access	ructure and the natural nment; e opportunities for people to the natural environment.			-					
9	Use land resources efficiently and safeguard their quality	 Preven and rer contam Safegua and mo Conser Safegua 	previously developed land; t pollution contaminating the mediate any existing hination; and soil quality, including the ost versatile agricultural land we or enhance allotments; and mineral resources and age their efficient use.	he land ne best	0	There is objectiv	: no clear link between this re	alternative and the	0	There is no clear objective	link between this alternative and the
10	Improve water efficiency and quality	• Improv ground	ve water resources and qua e the quality of rivers and waters.		0	There is objectiv	s no clear link between this re	alternative and the	0	There is no clear objective	link between this alternative and the
11	Reduce waste generation and increase level of reuse and recycling	recyclirPromotefficien			0	objectiv			0	objective	link between this alternative and the
12	Improve air quality	Reduce activitie	e all emissions to air from cu es;	urrent	0	There is objectiv	s no clear link between this re	alternative and the	0	There is no clear objective	link between this alternative and the

\top	++		+ 0		<u> </u>			-			
KEY	Very positive i	impact	Positive impact likely	_	nificant	effect /	Uncertain or	Negative impact likely		negative impact	Positive or negative impact depending on
	likely			no clea	ar link		insufficient information		likely		how it is implemented
		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. Reduce risk of flooding;									
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does rDelive	e development location and on not negatively impact on floo r or incorporate through des nable urban drainage system	d risk; ign	0	There is objectiv	no clear link between this e	alternative and the	0	There is no clear I objective	ink between this alternative and the
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 Charact Promo Conse non-disetting Conse which Charact 	rve or enhance the special cter and setting of the historiote or enhance local culture; rve or enhance designated a esignated heritage assets and rve or enhance those element contribute to the 6 Principle cteristics of the City as identifications.	nd d their nts	0	There is objectiv	no clear link between this e	alternative and the	0	There is no clear l objective	ink between this alternative and the
15	Conserve or enhance York's natural and built landscape	includProtectimporPromote with it	rve or enhance the landscaping areas of landscape value it or enhance geologically tant sites; ote high quality design in consurban and rural landscape ith the "landscape and Settin	text and in	0	There is objectiv	no clear link between this e	alternative and the	0	There is no clear I objective	ink between this alternative and the

Appendix 6: Local Plan SA - Policy Alternatives Appraisal

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Dian	May	2013

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

	within the Heritage Topic Paper.		
General		the ev	n 1 is likely to have a significantly negative impact due to not recognising the need of gypsies, travellers and Showpeople as set out in idence base. Ignoring their accommodation requirements would exacerbate social exclusion and be treating these groups unequally in arison to other recognised groups with specialist accommodation needs. 1 2 is likely to have a significantly positive effect as it would recognise these groups' specialist requirements and lead to provision in the
Preferred Approach		• F	12: Specify gypsy, traveller and Showpeople accommodation provision requirements over the Local Plan period. Recognising the requirements of gypsy, traveller and Showpeople will enable their needs to be accommodated over the plan period in esponse to their identified need. This would have positive social implications for meeting both meeting the needs of the population as vell social inclusion. There are no economic impacts identified. There are no environmental impacts identified.
Recommendations		None	

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

	++		+	0			?	-				1
KEY	Very positive i	impact	Positive impact likely	No signoclea	nificant (r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in likely	-	Positive or negative impact depending on how it is implemented
1	To meet the diverse housing needs of the population in a sustainable way.	popular Promore and fut Locate need; Deliver of the p	homes to meet the needs of tion in terms of quantity, qua- tie improvements to the exist ure housing stock; sites in areas of known hou community facilities for the copulation; pitches required for Gypsie ers and Showpeople.	uality; sting sing e needs	+ 1	Sites' (P Govern dealing states in Plannin develop evidence location sustainar respond Howeve guiding plannin that the interpre out. Sin locating stateme interpre respond the resu	inning Policy for Traveller (PTS) sets out the ment's requirements for with this ethnic group. It is some detail that Local gauthorities should a and respond to local e base and that the is of traveller sites are able as well as how to it to planning permissions. For the PPTS approach is Local Authorities into g for Travellers meaning are would be scope for etation of the policies set inlarly, the criteria for a sites is fairly generic ents open to etation and may be ded to in different ways, alts of which could be ent upon application.	+	to the 'Planning Sites' (PPTS) gui a broad underst needs of travell. Showpeople. The add to the PPTS enabling the for local principles, to be met in ord pitches. This option wou number of sites for this use allow of other enviror	ers and is option would approach by mulation of broad which would have ler to locate Ild allow a greater to be considered wing consideration mental and social sidered within the	+	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. 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.
2	Improve the health and well-being of York's population	enviror negativ Improv functio Promot access cycling Improv Provide for resi Ensure does no health.	es access to healthcare; es or promotes safety and se dents; that land contamination/pc ot pose unacceptable risks t	d lth; slti- lgh slking / ecurity collution	+	accomn people' In addit local au sites, w local en health a travelle fully de should I new tra	ual provision of suitable modation has benefits for s health and well-being. ion, the PPTS states that thorities should provide hich consider the effect of vironmental quality on and well-being of rs. This however is not fined but in-combination have a positive effect on weller sites.	**	the PPTS in ensu- location of sites negatively on po- well-being and of for York in great national policy. combination sho significantly pos- traveller sites.	thas an overall for people's being. A local ed to comply with uring that the does not impact eoples health and could specify this for detail than the This inpuld have a litive effect on new	**	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 incombination should have a significantly positive effect on new traveller sites.
3	Improve education, skills development and training	opport Suppor	e good education and training unities for all; It existing higher and further ional establishments for cor i;	r	+	Travelle have go services	PF would require Gypsies, ers and Showpople to od access to different and facilities. This would heric approach to locating	+	locations of site in close proximi facilities. The po	rould allow for the s and pitches to be ty to educational otential demand on these facilities	+	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,

Appendix 6: Local Plan SA - Policy Alternatives Appraisal

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KEY	Very positive likely	impact	Positive impact likely	No signific no clear lin	ant effect / k	Uncertain or insufficient information			Very negative impact likely		Positive or negative impact depending on how it is implemented	
	for an effective workforce	effective opportunities available to all.			of locate This appositive commu	nd would allow a number tions to be considered. proach is likely to have a e benefit for the unities although this may as significant as a local led ch.		potentially this greater number	s well. ure of this would would allow a of sites to be elation to the types educational vailable. sely to have a		Travellers and SHowpeople upon choosing or designating a site. This approach may be too prescriptive and lead to discounting of sites not within suitable distances. On balance, this is likely to have a positive impact.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes: Deliver for the Deliver growth Enhance opport Provide for ecce Support	eliver conditions for business and investment; a flexible and relevant worl future; and promote stable econom; ce the city centre and its cunities for business and leisue the appropriate infrastructionomic growth; rt existing employment drive te a low carbon economy.	re; ure		s no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective	

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KEY	Very positive i	impact	Positive impact likely	No sign	nificant e	effect /	Uncertain or	Negati	ve impact likely	Very negative in	mpact	Positive or negative impact depending on
	likely			no clear	· link		insufficient information			likely		how it is implemented
5	Help deliver equality and access to all	deprivaProvide for theProvide demandHelp rePromot	s existing imbalances of equation and exclusion across the accessible services and factorial population; a affordable housing to meed; aduce homelessness; the the safety and security for and/or property.	uality, he city; cilities	1	Sites' (P Governi dealing It is pos sites she specifie based u evidenc for loca generic interpre respond the resu positive upon th	Inning Policy for Traveller (PTS) sets out the ment's requirements for with travellers. Sitive in recognising that build be allocated but so that this should be pon locally derived e. The criteria included ting sites are fairly statements open to exation and may be ded to in different ways, ults of which could be or negative dependent eir application.	1 +	York. This option PPTS approach to formulation of to principles, which met in order to l This option wou number of sites for this use allow of other environ issues within the generic criteria. maximise the po considering and current shortfall Conflict may be where criteria or sites are identifi of accommodati	ires a broad of the needs of nowpeople within n would add to the oy enabling the broad local h would have to be locate pitches. It allow a greater to be considered wing consideration immental and social e locally derived This would brential for addressing the I of sites. encountered verlap or the same led for other types ion.	1 +	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. 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. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.
7	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promot • Improv	development where it is ble by public transport, wall cling to minimise the use of transport infrastructure what sustainable travel options te sustainable forms of travel congestion.	the nich s; el;	+	authorit that red distance therefo of sites transpo the road lifestyle and Sho This is li outcom	S advocates that local ties should consider sites luce the need for long-te travelling. This would re require the designation to be accessible to public rt connections as well as d network to suit the of the Gypsies, Travellers two have a positive e on this objective.	+	Iocation criteria. This is likely to h impact on this o the requirement and pitches as a possible.	o take transport nections into r to generally lity as part of the nave a positive bjective through t to make the sites	+	This approach would enable a detailed understanding of accessibility and opportunities for sustainable travel in deciding the location of Gypsy, Traveller and Showpeople sites. 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. 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. There is the potential that locating sites
/	greenhouse gases that	emissio	e or mitigate greenhouse gas ons from all sources; implement adaptation mea		+	locating	sthe potential that sites and pitches in areas luce the need to travel	+	sites and pitches reduce the need	in areas that	+	and pitches in areas that reduce the need to travel would have a positive

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KEY		npact	Positive impact likely	No sign		effect /	Uncertain or	Negativ	e impact likely	Very negative		Positive or negative impact depending on
	likely			no clear	link		insufficient information			likely		how it is implemented
0	cause climate change and deliver a managed response to its effects	 Provide renewa techno Promot materia and cor Adhere hierarc 	te sustainable design and bu als that manage the future ri nsequences of climate chang to the principles of the ene hy.	nange; v in t building e risks ange;		would have a positive overall impact on climate change through reducing the amount of greenhouse emissions.			the amount of gremissions.	reducing reenhouse		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	national habitat SSSIs; Conser nature Create geodive Improvinfrastr enviror Provide	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; re connectivity of green recture and the natural ment; e opportunities for people to the natural environment.	es and Rs and tant ersity /	+	conservo of the nate of the na	mising impacts on iversity" PF is clear that the in of development should insideration of areas with ture conservation value. The NPPF therefore should that these are taken into iversion when identifying it of the should that these are taken into iversion when identifying it of the should that these are taken into iversion when identifying it of the should that these are taken into iversion when identifying it of the should be	+	the NPPF appro- and minimising sites with high n conservation/ b The approach sh generic underst and its possible Overall the likely	nature iodiversity value. nould ensure a canding of the site impacts y effect on this tive impact given the risks of	*	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 Overall the likely effect on this objective is positive impact given that it will reduce the risks of adverse effects on biodiversity.
9	Use land resources efficiently		previously developed land; t pollution contaminating th		0		s no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective

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KEY	Very positive i likely	mpact	Positive impact likely	No signoclea	nificant e r link	effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented	
	and safeguard their quality	The state of the s											
10	Improve water efficiency and quality	• Conserv	Conserve water resources and quality; Improve the quality of rivers and groundwaters.				no clear link between ernative and the objective	0	There is no clear alternative and	link between this 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	recyclin	e reduction, re-use, recove g of waste; e and increase resource cy.	ry and	0		s no clear link between ernative and the objective	0	There is no clear alternative and	link between this the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	activitie Minimis from ne reducin low em Suppor low em Improv prevent Avoid le could n Avoid le existing result in of futur Promot	se and mitigate emissions to ew development (including g transport emissions throu- ission technologies and fue- t the development of city w ission infrastructure; e air quality in AQMAs and t new designations; ocating development where egatively impact on air qual ocating development in area; poor air quality where it con negative impacts on the hare occupants/users; we sustainable and integrate out network to minimise the	o air igh is); ide itt ity; as of ould ealth	+	locating that red would h impact reducin	s the potential that g sites and pitches in areas duce the need to travel nave a positive overall on air quality through g the amount of vehicle nd consequently, vehicle ns.	+	sites and pitches reduce the need have a positive of air quality throu amount of vehice	to travel would overall impact on gh reducing the	+	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	Ensure does noDeliver	risk of flooding; development location and o ot negatively impact on floo or incorporate through des able urban drainage system	d risk; ign	++	specifie authorii sites in includin given th	vernment's guidance s that local planning ties should avoid locating areas of high flood risk, ng functional floodplain, ne particular vulnerability vans. This is significantly	++	with the PPTS in sites were not in	located within od risk and enable	++	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.	

>	++		+	0			?	-				
KEY	Very positive i	impact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
	•		•									
	York					positive	in ensuring minimising					
							act to people and					
							y from flood risk.					
14	Conserve or	• 6			_		ates that travellers	+	The formulation	n of locally derived	++	The formulation of locally derived
14			rve or enhance the special		ı			+			++	•
	enhance		ter and setting of the histor				nodation is inappropriate		generic criteria			detailed criteria could include
	York's historic		te or enhance local culture;				he greenbelt. It also			evelopment as well		constraints to development as well as
	environment,	 Conser 	rve or enhance designated a	and			nat local authorities		•	licators. This would		suitability indicators. This would ensure
	cultural	non-de	esignated heritage assets ar	id their			provide sites which		ensure that heri	•		that heritage assets important to York,
	heritage,	setting	;;			conside	r the effect of local		important to Yo	rk, over and above		over and above the Green Belt
	character and	 Conser 	rve or enhance those eleme	nts		environ	mental quality on health		the Green Belt d	lesignation (as per		designation (as per the PPTS) could be
	setting	which	contribute to the 6 Principle	2		The imp	act of this is likely to		the PPTS) could	be incorporated		incorporated and conserved.
			teristics of the City as ident			depend	upon the location of		and conserved.			
			ritage Topic Paper.				sites and the					Due to the specific nature and
			age ropie apen			interpre	etation of the PPTS.		This is likely to h	ave positive effect		identification of the heritage assets
									•	•		involved, this could have a significantly
												positive effect on this objective.
15	Conserve or	• Conser	rve or enhance the landscap	ne .		PPTS sta	ates that travellers	+	The formulation	of locally derived	++	The formulation of detailed criteria
	enhance		ng areas of landscape value		•		nodation is inappropriate	-	generic criteria	-		could include constraints to
	York's natural		t or enhance geologically	•			he greenbelt. It also		•	evelopment as well		development as well as suitability
	and built						nat local authorities			licators. This would		indicators. This would ensure that areas
	landscape	•	ant sites;				provide sites which		ensure that area			important to York's natural and built
	ianuscape		te high quality design in cor				r the effect of local					• •
			s urban and rural landscape							nd built landscape,		landscape, over and above the Green
			th the "landscape and Setti	ng"		environ	mental quality on health.		over and above			Belt designation (as per the PPTS), could
		within	the Heritage Topic Paper.			Th	and a Caleta to Physical			per the PPTS) could		be incorporated and conserved.
							pact of this is likely to		be incorporated	and conserved.		
							upon the location of					
							sites and the					
							tation of the PPTS.					
Gen	eral						· · · · · · · · · · · · · · · · · · ·					and Showpeople communities through
					the pro	ovision of	suitable accommodation w	ithin area	s which minimise i	negative environmen	tal impa	cts.
												edges their specific needs but only includes
									•			nefits gained from this policy, the overall
					impact	arising fro	om it are likely to depend u	pon the a	pplication which is	s open to interpretat	ion.	
					Option	2 should	allow the maximum numbe	er of sites	to be considered f	or pitch provision giv	en that	it focuses on locally derived generic
					criteria	ւ This woւ	uld be positive in finding sit	es to mee	t the evidenced ne	eed whilst also consid	dering lo	ocal circumstances and allowing for
					mitiga	tion shoul	d impacts be identified.					
					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.							
Pref	erred Approach				Option	2: Provid	e generic local criteria to gu	uide gyps	, traveller and Sho	owpeople pitch provi	sion	

	++	+	0	?	-		1				
ΚĒ	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on				
-	likely		no clear link	insufficient information		likely	how it is implemented				
			promoting alternative • Local crite environme	g social inclusion. Conflicts m e residential use. ria can include an considera	nay arise using the generic lo	ocal criteria should the same	ne needs of these ethnic groups as well as e sites emerge through the assessment for e the impact of pitch provision on the wider				
Reco	mmendations		None	None							

SA (Objective		Option 1: Restrict all new student accommodation development			n 2: Rely on NPPF to guide location of nt 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.	 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.	+	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. 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.	
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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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KEY	Very positive in likely	mpact	Positive impact likely	No sign	ificant e link	effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented		
		cyclingImprovProvide for resiEnsure	res access to healthcare; es or promotes safety and se idents; that land contamination/pol ot pose unacceptable risks to	curity					walking or by bid have a positive in and well-being. Overall this is like positive impact	·		is also likely that a locally derived approach would consider access to a range of services and facilities, including the location of health facilities.		
3	Improve education, skills development and training for an effective workforce	SupportSupporteducatisuccessProvide	e good education and training unities for all; 't existing higher and further ional establishments for conts; e good quality employment unities available to all.			accomm with sup from ed particula accomm requirer	ssessed as likely to have a int negative effect in the	+	the delivery of st would support e but given its imp and the wider po the economy, de rest upon the ap paragraph 50 res of housing mix a business sector, building a strong economy. The lik under the NPPF accommodation helping to suppo	ducational need act on students opulation as well as etermination would plication of garding the delivery nd, given its a key section 1 regarding competitive stellhood is that student is likely to be built ort this objective.	**	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.		
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	success Deliver for the Deliver growth Enhanc opport Provide for eco Suppor	and promote stable econom	cforce nic nre; ure		student could al econom would b accomm approac negative econom exacerb affordat accomm	ing the location of accommodation in total so restrict growth in the lic sector as the city le difficult to modate growth. This ch is likely to have a le impact on the wider lay and workforce by ating house price and bility/availability of modation, particularly in ate rented sector.		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.		+	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.		
5	Help deliver equality and access to all	depriva • Provide	is existing imbalances of equa- ation and exclusion across the e accessible services and facil local population;	e city;		either n conflict	ing the needs of students ow or in the future would with this objective given yould promote social	I	The NPPF does n specific statement student accomment this to be incorporated.	nt including nodation but allows	+	This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational		

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KEY		impact	Positive impact likely	No signi		effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on	
	likely			no clear	link		insufficient information			likely	how it is implemented		
		The state of the s				unequa populat This app negative econom exacerb affordal accomn	on and treat this group Illy to other identified ion groups. oroach is likely to have a e impact on the wider ny and workforce by sating house price and bility/availability of nodation, particularly in rate rented sector.		is likely that app would have a po provision of acc the requirement "size, type, tenu accommodation particular locatic identify the need provision and all consent. Whilst this policy is like student accommodation and may not del accommodation	sive community. It lying this policy sitive impact in the commodation given at to identify the re and range of required in cons". This would d for future low this to gain the application of ly to deliver nodation if need is n to interpretation iver		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.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promot	•	the nich s;	+	the futurily universicated of a student travelling either daccomment or rent with de Restrict also resconditional transport campus location unlikely increase.	ing development could ult in the baseline ons continuing in terms of it requirement to the and surrounding as as the demand is to grow due to an e in student development. this option is assessed as positive and negative	+	development to sustainability. Consideration megative infrast	one aspect of this is the location of close proximity to dilities reducing the car and increasing ative modes of nust be given to any s on existing cructure through numbers of people	**	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. In locating development off campus, wider accessibility and social infrastructure considerations should also be considered. Consideration must be given to any negative impacts on existing transport infrastructure through increasing the numbers of people wishing to access the services.	
7	To minimise greenhouse		or mitigate greenhouse ga	S	+ -	This app	oroach could have two at effects on this	+	The NPPF allows development to	decision making of be based upon	+	Locating development near campus location would help to reduce the need	

	++		+	0			?	-					I
7	Very positive i	impact	Positive impact likely	_		effect /	Uncertain or	Ne	gative in	mpact likely	Very negative in		Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
	gases that cause climate change and deliver a managed response to its effects	for the Providerenewatechno Promomateriand co	te sustainable design and bu als that manage the future r nsequences of climate chang to the principles of the ene	nge; uilding isks ge;		encoura the Yor have ac impacts emissio the stat is restri	ve. The first could be to age travel from outside k boundary which would diverse and cross boundary s on green house gas ins. The second could see tus quo as if development cted, no additional ort services are likely to be d.		su lik of int ha	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 , biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	nation: habital SSSIs; Conser nature Create geodiv Improv infrasti enviror Provide	ve or enhance international ally significant priority species within SACs, SPAs, RAMSAC ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; re connectivity of green ructure and the natural nament; e opportunities for people to the natural environment.	es and ARS and tant ersity /	0	student	ing development of accommodation is likely no significant impact on ective.	I	sy: va mi Cc bid ke alt	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	 Preven and report contain Safeguland me Conser Safegul 	previously developed land; t pollution contaminating the mediate any existing nination; ard soil quality, including the ost versatile agricultural land we or enhance allotments; ard mineral resources and age their efficient use.	e best	0		s no clear link between ernative and the objective	?	pr de th ne of su wo co loo de	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	• Improv	ve water resources and qua re the quality of rivers and Iwaters.	lity;	0		s no clear link between ernative and the objective	0	Th		link between this ne objective	0	There is no clear link between this alternative and the objective

	++		+	0			?	-				I
KEY	Very positive in	mpact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
11	Reduce waste generation and increase level of reuse and recycling	recyclir	e reduction, re-use, recove g of waste; e and increase resource cy.	ery and	0		no clear link between ernative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	activitie Minimi from no reducir low em Suppor low em Improv preven Avoid lo existing result in of futur Promoti	se and mitigate emissions to be development (including gransport emissions through its including gransport emissions through its including the development of city wission infrastructure; eair quality in AQMAs and the development where egatively impact on air quality including development in are groor air quality where it can negative impacts on the here occupants/users; its sustainable and integrate ort network to minimise the	ugh els); vide e it ality; eas of ould health	+	differen objectiv encoura the York have ad impacts therefo could se develop addition	proach could have two at effects on this ye. The first could be to age travel from outside k boundary which would averse and cross boundary on emissions and re air quality. The second are the status quo as if ament is restricted, no neal transport services are 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	Ensure does not be /li>	risk of flooding; development location and ot negatively impact on floo or incorporate through des able urban drainage system	od risk; sign	0	this alte	no clear link between ernative and the objective	0	alternative and t	·	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	 charact Promot Conser non-de setting Conser which of Charact 	we or enhance the special er and setting of the historie or enhance local culture; we or enhance designated a signated heritage assets an eve or enhance those elementation of the City as identifiage Topic Paper.	and and their ants	1	massing be an in should of restricted option of developt conflicts charact	nsity height, scale and g of development would inportant consideration development be ed. It is likely that this would require denser oment which risks being in s with the principle eristics of York's set out in itage Impact Assessment	+ -	an important con would depend u land available fo likely that the Ni	opment would be nsideration. This pon the amount of r development. It is PPF would support nich was sensitive heritage assets. may be open to	+	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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KEY	Very positive i	mpact	Positive impact likely	_	nificant e	effect /	Uncertain or	Ne	gativ	ve impact likely	Very negative in	npact	Positive or negative impact depending on	
	likely			no clea	r link		insufficient information				likely		how it is implemented	
15	Conserve or enhance York's natural and built landscape	 Protect import Promote with its line with 	ve or enhance the landscape ng areas of landscape value or enhance geologically ant sites; te high quality design in cont orban and rural landscape of the "landscape and Settin the Heritage Topic Paper.	text and in	develor accomr	The der massing be an ir should restrict option of develop conflict charact the Her The sca historic and set design.	nsity height, scale and g of development would important consideration development be ed. It is likely that this would require denser oment which risks being in s with the principle eristics of York's set out in itage Impact Assessment le of the impact of the environment, character ting would depend upon	the h . The	ous app	land available for likely that the NP development whi to any identified I However, this is n interpretation an into consideration evidence set out Topic paper. This has been ass both positive and the location of strict development. Ho of impact would be through design.	essed as having I negative effects udent wever, the scale be determined by the scale be determined by the scale and by the scale as sets. The scale are scale as having I negative effects udent wever, the scale be determined by the scale are conomic effects aris roup and or support incertain or negative	the edu	<u> </u>	
				accommodation needs in he future are met. The appraisal also shows uncertain or negative impact for the environmental objective suc potential increase in emissions due students potentially travelling from further away to attend the universities.					<u> </u>					
				potential increase in emissions due students potentially travelling from further away to attend the universities. Whilst the NPPF does support economic growth and housing mix, it allows for interpretation of how this should be applied to student										
								nic growth and housing mix, it allows for interpret o have positive effects overall in delivery, this wou						

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

	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.
Preferred Approach	 Option 3: Local policy to guide development of student accommodation towards campus locations 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.

SA Ol	bjective		-	1:Rely on NPPF to guide the n and concentration of HMOs	-	2: Provide generic local criteria to he location and concentration of		3: Provide detailed local criteria to the location and concentration of HMOs
				T	HMOs		Ů	
	diverse housing needs of the population in a sustainable way.	 Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; 		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.		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. 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.	•	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. 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 concentration of this household type.
	Improve the health and	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

	++	Very positive impact Positive impact likely likely					7	_				
KEY		impact	Positive impact likely	O No sign no clea	nificant r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented
	well-being of York's population	Improv functio Promot access cycling) Improv Provide for resi Ensure does no health.	es access to healthcare; es or promotes safety and se dents; that land contamination/po ot pose unacceptable risks t	lti- gh lking / ecurity ollution o								
3	Improve education, skills development and training for an effective workforce	opportiSupportieducatisuccessProvide	e good education and training unities for all; t existing higher and further conal establishments for cor s; e good quality employment unities available to all.	r	0		no clear link between ernative and the objective	0	There is no clear alternative and t	link between this 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	success Deliver for the Deliver growth Enhanc opport Provide for eco Suppor	and promote stable econor	rkforce mic ure; ture	0		no clear link between ernative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective
5	Help deliver equality and access to all	depriva Provide for the Provide deman Help re	s existing imbalances of equition and exclusion across the accessible services and factlocal population; affordable housing to meed; duce homelessness; the the safety and security for and/or property.	ne city; ilities t	-	upon su underst surrour managi to the e concent This ide decision	PF approach would rely objective judgement to cand the effect on the iding community in mg HMOs, both in relation existing community and tration of existing HMOs. Intifies the criteria any in would be based upon ilst it may allow HMOs, it	1	a broad underst- location of HMC communities. Ho understanding is highlight high le may dilute the s at a smaller scal	is and surrounding owever a broad sonly likely to vel issues which ituation occurring e. This option may rbate small scale	+	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

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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negativ	ve impact likely	Very negative in	mpact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
6	Reduce the need to travel and deliver a sustainable integrated transport	accessil and cyc car; • Deliver	development where it is ble by public transport, wal ling to minimise the use of transport infrastructure wh ts sustainable travel option:	king the	0	Conseque allowed judgeme base dee	to interpretation. uently, HMOs may be based upon a subjective ent rather than evidence	0		th generic criteria.	0	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. There is no clear link between this alternative and the objective
	network	PromotImprov	e sustainable forms of trav e congestion.	el;								
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emissic Plan or for the Provide renewa technol Promot materia and cor Adhere hierarc	te sustainable design and but the sustainable the future in the future in the future of the control of the change of the principles of the end by.	asures inge; uilding risks ige; ergy	0	this alte	no clear link between rnative and the objective	0	alternative and t		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	national habitat SSSIs; Conservature Create geodive Improvinfrastrenviror	ve or enhance international silly significant priority specis within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ucture and the natural iment; e opportunities for people to	es and ARs and rtant rersity /	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective

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KEY	Very positive i likely	mpact	Positive impact likely	No sig no clea	nificant r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in 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	Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. Conserve water resources and quality;			0		no clear link between ernative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	Improve the quality of rivers and groundwaters.					no clear link between rnative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective
11	Reduce waste generation and increase level of reuse and recycling	recycling of waste; • Promote and increase resource efficiency.		ry and			no clear link between ernative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	activit Minim from r reduci low er Suppo low er Impro prever Avoid could Avoid existin result of futu Promo	ise and mitigate emissions to the development (including ing transport emissions throus inssion technologies and fuert the development of city which is a consistent of the development of city which is a consistent of the development of city which is a consistent of the development where it can be development in are a consistent on the house occupants/users; ote sustainable and integrate out network to minimise the	o air ugh ls); vide it lity; as of buld liealth	0		no clear link between prnative 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	nimise • Reduce risk of flooding;			0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective

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KEY	Very positive i	mpact	Positive impact likely	No sig no clea	nificant (r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative ir likely	mpact	Positive or negative impact depending on how it is implemented
	reduce the impact of flooding to people and property in York	 Deliver 	ot negatively impact on floo or incorporate through des able urban drainage system	ign								
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 charact Promo Conser non-de setting Conser which of Charact 	ve or enhance the special ter and setting of the historite or enhance local culture; ve or enhance designated a signated heritage assets an; ve or enhance those element ontribute to the 6 Principle teristics of the City as identifitage Topic Paper.	nd d their nts	0		no clear link between rnative and the objective	0	There is no clear alternative and t	· link between this the objective	0	There is no clear link between this alternative and the objective
15							no clear link between rnative and the objective	0	There is no clear alternative and t	· link between this the objective	0	There is no clear link between this alternative and the objective
Gen	eral		<u> </u>		The NPPF approach is likely to enable the consideration of HMOs given that it referred to balanced and mixed communities. Hoverall it is likely to have a long-term negative impact due to relying on subjective judgement rather than specific criteria or lobase. Option 2 would enable a broad understanding of the numbers of HMOs in a location. However, this is only likely to highlight s						ner than specific criteria or local evidence	
					Option Achieve minimi	3 would ement of se imbala	a balanced and mixed com	ng a deta nmunity a	re likely to occur	with more detailed k		h to guide the concentration of HMOs. ge to help shape the community and
	erred Approach				•	This i	erns regarding concentration	cial effect ons to be	s by ensuring the addressed.	creation of balanced		xed communities whilst also enabling
Reco	ommendations			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.								

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

Section 12: Affordable Housing

12.1:	Affordab	le Housing Target										
SA Object	ctive		afford enabl	dab le t	L: Do not specify any ole housing target and he market to ne provision	ap	2: Rely on NPPF to ensure priate affordable housing on	po tai	licy v	3: Provide local level with overall housing for the duration of the lan	policy v	4: Provide local level with annual dynamic able housing targets
dive hou nee por	verse using eds of the pulation in ustainable	 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. 	- ?		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. This approach would implement the NPPF approach which is open to interpretation.		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. 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	+		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. 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. 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	+	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. 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.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KEY	Very positive i likely	mpact	Positive impact likely	No sig no clea	nificant r link	effect /	Uncertain insufficient info	or ormation	-0	Very likely	negative impact		e or nega is implen	tive impact depending on nented
2	Improve the health and well-being of York's population	enviror negativ Improv functio Promot access cycling Improv Provide for resi Ensure	es access to healthcare; es or promotes safety and so	d lth; ulti- ugh alking / ecurity	?	policy a	comes of this pproach are n at this time	+	managed in a in a subjective and negotiable way. 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 likely to deliver affordable homes at therefore create accessibility to the market for resident This could prove to increase security in terms of housing on the future althouthis will be depend upon implementation the policy.	and ts. n ptions ugh ent	+	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	SupportSupporteducatisuccessProvide	e good education and training unities for all; texisting higher and furthe ional establishments for core; e good quality employment unities available to all.	r ntinued	0	between	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear lir between this alterr and the objective		0	There is no clear link between this alternative and the objective

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KEV	Very positive i	impact	Positive impact likely	No sig	nificant	effect /	Uncertain		or Negative imp	act likely	Ver	y negative impact	Positive	e or nega	tive impact depending on
	likely			no clea	r link		insufficient info	rmatio	n		like	ly	how it	s implen	nented
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	succes Deliver for the Deliver growth Enhance opport Provide for ecce Support	eliver conditions for business and investment; r a flexible and relevant work future; r and promote stable econon; ce the city centre and its cunities for business and leise the appropriate infrastruct conomic growth; rt existing employment drivette a low carbon economy.	rkforce mic sure; ture	+ -	to be pormarket allow de negotia position favour of hous develop not deli number homes. It is like approacuncerta the devindustry afforda and Coudeliveri need. Deliveri afforda impact availabi workfornot be a to live i afforda inforda informatical informati	proach is likely positive for the as it would evelopers to te the strategic of the NPPF in of the viability ing ment overall. It is chely to e housing oment but may over required as of affordable. It is this che would cause inty for both elopment y for delivering ble housing uncil in mg housing. In grewer ble home may on the lity of the cree who may able to afford in York if ble housing are not	+ -	Relying on the I would allow net of affordable he favour of the vinousing development be not deliver requirements. Delivering fewer affordable homes. Delivering fewer affordable home impact on the availability of the workforce who be able to affor in York if afford housing options available. It is likely that the approach would uncertainty for development in for delivering and condelivering housing and Condelivering housing and Condelivering housing housing and Condelivering housing housing and Condelivering housing h	egotiation cousing in relability of epment likely to eng out may uired ordable er ene may he may not red to live dable s are not chis d cause both the endustry effordable council in	+	His approach is lideliver affordable homes which wo have a positive ir on the ability to a to live and work. However, setting overall housing the form the duration of plan would not reto changing economic circumstances in long-term and the may prove viable unviable in line with changing economic turn this may impletermining application and the delivery. It is likely that the cause some uncefor the developming industry for delivaffordable housing the delivery.	kely to eduld in pact sufford within out an earget of the espond omic the erefore or with the pact on ications of sites.	**	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 incombination with other contributions to be made. 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.
5	Help deliver equality and access to all	deprivationProvide for theProvide demand	es existing imbalances of equation and exclusion across the accessible services and factional population; e affordable housing to mead; educe homelessness;	he city; cilities		This op positive develop continu agenda market	tion would be in allowing	-	This option sets strategic approached livering afformation housing to bene community subviability. It shou positive in allow	ach to rdable efit the oject to uld be	-	This policy may le fluctuating suppl affordable housing based upon the value of the sites and tathreshold set. That approach would	y of ng riability he is	++	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

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KEY	Very positive impac	ct Positive in	mpact likely	0	ificant effe		certain	or	Negative impact likely		negative impact		_	tive impact depending on
	likely			no clear	link	inst	ufficient info	rmation		likely		how it	is implen	nented
6	þ	Promote the safety	perty.		ex ne af pr it op th	nat this optic xacerbate heed and bar ousing due of ffordability. rices remain is not likely ption would ne demand of	nousing rriers to to . House n high and y that this d deliver 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 le it would not maxi affordable housin provision, particu time of economic growth, or set a tas on high to take act of the future, that likely to be undeliverable for of the plan. This option may gway towards redubarriers to housin identified within the Index of Multiple Deprivation in relational affordability of homes. The approach is assessed to have positive and negaleffects.	mise g larly at arget count t it is parts o some ucing g as the ation		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. 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. This is likely to have a significant positive effect on this objective.
6	need to travel and deliver a sustainable integrated transport network a a a a b c c a a b c c a a b c c a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a b c c a a a a	Deliver developme accessible by publicand cycling to minicar; Deliver transport in supports sustainab Promote sustainab improve congestion	c transport, walk imise the use of t nfrastructure wh ole travel options ole forms of trave in.	king the ich ic; iel;	un ba re to make au co	his approach nlikely to re alance of ho equired to eeduction in to travel as a nore people ble to live wouthority rathormute to his is unlikel significant enis objective	edress the omes enable a the need a result of e being within the cher than work.	0	Given that deliverability of affordable homes under the NPPF is subject to viability, this I unlikely to have a significant impact on reducing the need to travel should you be unable to afford property within the city.	+	This approach wo deliver some hous redress the afford housing need meathat more people be able to live and within York result reduction in the natravel. This is likel less significant the option 4.	sing to lable aning may d work ing in a leed to y to be	+	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.
7	greenhouse e gases that • P	Reduce or mitigate emissions from all Plan or implement for the likely effect	sources; adaptation mea	sures	be al	here is no cl etween this Iternative ar bjective	S	0	There is no clear link between this alternative and the objective	+	Any impacts fron approach resultin reducing the need travel, particularl	ng in d to	+	Any impacts from this approach resulting in reducing the need to travel, particularly by

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KEY	Very positive i	mpact	Positive impact likely		nificant (effect /	Uncertain	or	-0		negative impact		_	tive impact depending on
	likely			no clea	r link		insufficient inf	ormation		likely		how it i	s implem	nented
	change and deliver a managed response to its effects	renewa technol • Promot materia and cor	re sustainable design and bu als that manage the future r insequences of climate chang to the principles of the ene	isks ge;							car, should have positive benefits to emissions and clir change. This would commensurate with scale and location development.	nate ld be ith the		car, should have positive benefits for emissions and climate change. This would be commensurate with the scale and location of development.
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	national habitat SSSIs; Conser nature Create geodive Improvinfrastr enviror Provide	ve or enhance international illy significant priority species within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ucture and the natural iment; e opportunities for people to the natural environment.	es and Rs and tant ersity /	0	betwee	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter and the objective		0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	 Preventand rer contam Safegua and mo Consert Safegua 	previously developed land; t pollution contaminating the nediate any existing ination; and soil quality, including the est versatile agricultural land we or enhance allotments; and mineral resources and age their efficient use.	e best	0	between	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter and the objective		0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality		ve water resources and qual e the quality of rivers and waters.	lity;	0	betwee	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter 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	recyclir	e reduction, re-use, recover g of waste; e and increase resource cy.	ry and	0	between alternat objectiv	ive and the e	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter and the objective	native	0	There is no clear link between this alternative and the objective
12	Improve air	Reduce	all emissions to air from cu	rrent	0	There is	no clear link	0	There is no clear link	+	Any impacts fron	this	+	Any impacts from this

_	++		+	0			?		-			ı		
KEY	Very positive i	impact	Positive impact likely	No sig	nificant e	effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive	e or nega	tive impact depending on
	likely			no clea	ar link		insufficient info	rmation		likely		how it	is implem	nented
			•	•					•					
	quality	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. Minimise flood risk and Reduce risk of flooding; Ensure development location and design		ugh ls); vide lity; as of ould ealth		between alternat objectiv	ive and the		between this alternative and the objective		approach resultin reducing the need travel, particularly car, should have positive benefits emissions and air quality. This woul commensurate w scale and location development.	d to y by for d be ith the		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	Ensure does noDeliver	development location and ot negatively impact on floor or incorporate through desable urban drainage system	d risk; sign	0	betwee	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter 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	charact Promo Conser non-de setting Conser which c	ve or enhance the special ter and setting of the histor te or enhance local culture; ve or enhance designated a signated heritage assets an; ve or enhance those elementontribute to the 6 Principle teristics of the City as identifitage Topic Paper.	nd d their nts	0	betwee	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter and the objective	native	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	includii Protect import Promo	ve or enhance the landscap ng areas of landscape value t or enhance geologically ant sites; te high quality design in con s urban and rural landscape	itext	0	between	ive and the	0	There is no clear link between this alternative and the objective	0	There is no clear li between this alter and the objective		0	There is no clear link between this alternative and the objective

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KEY	Very positive	impact	Positive impact likely	0	nificant effect /	Uncertain	or	Negative impact likely		negative impact	`	gative impact depending on
	likely			no clea	r link	insufficient info	ormation		likely		how it is imple	emented
		lingu	vith the "landscape and Settir	29"			1			1	1	
			n the Heritage Topic Paper.	ıg								
Gene					and there being uncertainty for I building industricts. Relying on the I level policy and required. Option 3 would supply and furth would not maxifuture, that it is Option 4 is likely housing sites to understand the combination with	a lack of policy dooth the building y in maximising the NPPF would also despecific threshold enable a local lever negotiation as mise affordable helikely to be undefived to deliver the moremain viable and Council's position the other contribution of the position of the position of the position of the contribution of the position of	irection al industry a ne viability create und is/targets el policy to viability a ousing projucerable fraximum nd therefor a for develtions to be	recreating in expectation for or an arrival of sites. This option is also likely to the common of the wider economic importation, particularly at time for parts of the plan. The deliverable is the would propose the propose the plan of the plan. The deliverable is the plan of the	n in the r ctations developn deliver a r, setting pacts cha of econo g throug ovide th y to redu	national guidance. It for delivery. However the fordelivery and th	is likely that this er, it is likely to be of interpretation ut may not to much duration of the pwould either set a target so high the properties of the pro	s approach cause some have positive effects for the on given the lack of local leet the overall need olan would cause fluctuating the policy so low that it to take account of the er economy to enable levelopment industry
combination with other contributions to be made. Preferred Approach Option 4: Provide local level policy with annual dynamic affordable housing targets 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.												viability of sites.
Recor	nmendations						•	on 4 should be discouraged through open book assessm		der to make this mo	re flexible, an al	lowance could be made for

12	.2: Varying	Affordable Housing Targets				
SA	Objective			1: Affordable housing target does not vary by n/development type	Option type	a 2: Affordable housing target varies by location/ development
1	To meet the diverse housing needs of the population in a sustainable	 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	Very positive i	impact	Positive impact likely	No sigr	nificant (effect /	Uncertain insufficient informa	or	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	
	пкету			no clear	ШК		insumcient informa	ation		пкету		now it is implemented	
	way.	of the • Deliver	r community facilities for the population; r pitches required for Gypsie ers and Showpeople.			sites for apply th be parti		ore, it n aller sit ensurin	nay not be viable to es as large. This would g provision in villages		identified deman	lable housing obtained to meet the d.	
2	Improve the health and well-being of York's population	environ negativa limprova functica Promo access cycling Improva Provida for res Ensure does nealth.	ves access to healthcare; es or promotes safety and se idents; that land contamination/po ot pose unacceptable risks t	d ith; ilti- gh ilking / ecurity ollution o	0	objectiv				0	objective	ink between this alternative and the	
3	Improve education, skills development and training for an effective workforce	opportSupporteducatsuccesProvide	e good education and training training training to the state of all; and further the stablishments for cores; e good quality employment training available to all.	r	0	There is objectiv	no clear link betwee e	n this a	lternative and the	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	succes Deliver for the Deliver growth Enhance opport Provide econor Support	eliver conditions for busines s and investment; r a flexible and relevant wor future; r and promote stable econor; ce the city centre and its cunities for business and leis the appropriate infrastruct mic growth; rt existing employment drive te a low carbon economy.	rkforce mic ure; ture for		and neg homes t uncertai for both This app market	otiation of the applic to be delivered per de inty in the application the council and deve proach is likely to sup	cable not eveloped and dependent of the cabon cape of the cape of	ment. This would cause etermination process	+	and size of develor council's expectar less uncertainty for the size and location threshold which in development. Deviance from the order to make this council's expectation of the should be size.	ruld set a specific threshold for the location opment which would setting out the tions of affordable housing clearly causing or the development industry. d support delivery through ensuring the of development is matched against a s viable for that size and location of development is matched against a s viable for that size and location of development is approach should be discouraged but in s more flexible, an allowance could be deres to prove why a site is unviable through ment.	

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	Very positive	impact	Positive impact likely	No sign	nificant (effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on		
	likely			no clear	r link		insufficient information		likely		how it is implemented		
5	Help deliver equality and access to all	depriv Provid for the Provid demai Help r Promo	ss existing imbalances of equation and exclusion across to the accessible services and face local population; the affordable housing to meen the accession of the safety and security for eand/or property.	he city; cilities et		for affor thresho or that i target w therefor meet de	oroach is likely to lead to an rdable housing. Not determ lds could mean that develoginterpretation / negotiation would go against maximising re that this would maximise emand. However, this would entation.	ining size and location pment is not co-located formed from the overall g supply. It is unlikely a affordable housing to	#	A policy delineated by location /size should enable viabi of the overall development which would prove positive creating a balanced and mixed community through co- location of market and affordable housing. Furthermore this approach could enable deprivation to be considered well as overall need and demand in particular areas to target the right balance of affordable housing in differen locations. Overall this is likely to have a significantly positive effect the long-term. There is no clear link between this alternative and the objective			
6	Reduce the need to travel and deliver a sustainable integrated transport network	access and cy car; • Delive suppo • Promo	r development where it is slible by public transport, wal rcling to minimise the use of r transport infrastructure what sustainable travel option one sustainable forms of trave congestion.	the	0	There is objectiv	s no clear link between this a	alternative and the	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	emissi Plan o for the Provid renew techno Promo mater and co	e or mitigate greenhouse ga ions from all sources; r implement adaptation me- e likely effects of climate cha le and develop energy from rable, low and zero carbon ologies; ote sustainable design and b ials that manage the future onsequences of climate chan e to the principles of the en- chy.	asures ange; uilding risks nge;	0	There is objectiv	no clear link between this a	alternative and the	0	There is no clear l objective	ink between this alternative and the		
8	Conserve or enhance green infrastructure , biodiversity, geodiversity, flora and fauna for accessible high quality	nation habita SSSIs; Conse nature Create geodiv Impro infrast	rve or enhance internationally significant priority specials within SACs, SPAs, RAMS/rve or enhance locally impose conservation sites (SINCs); enew areas or site of bio-diversity value; ve connectivity of green cructure and the natural inment;	ies and ARs and rtant	0	There is objectiv	no clear link between this are	alternative and the	0	There is no clear l objective	ink between this alternative and the		

	Very positive in likely	•	Positive impact likely	_	nificant (effect /	The example to	A 1 1 1 1 1 1 1 1		and the second second		
	and					circut /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
				no clear	r link		insufficient information		likely		how it is implemented	
n	connected natural environment		e opportunities for people to the natural environment.	0								
r e a	Use land resources efficiently and safeguard their quality	 Prevent and ren contam Safegua and mo Conserv Safegua 	previously developed land; t pollution contaminating the mediate any existing sination; and soil quality, including the est versatile agricultural land we or enhance allotments; and mineral resources and age their efficient use.	ne land e best	,	issues o delivering contamn this app forward	oility of a brownfield site main site which would reduce in generate which would reduce in housing, such as site cleatination. In not dedifferentiation and may impact on the vill and maximising the potentied land	ts overall capability for rance and ting between land type ability of bringing	?	an allowance wou	nise the redevelopment of brownfield sites ald need to be made in the location criteria potential issues such as contamination or	
v e	Improve water efficiency and quality	• Conserv	ve water resources and qua e the quality of rivers and	ility;	0	There is objectiv	s no clear link between this are	alternative and the	0	There is no clear link between this alternative and the objective There is no clear link between this alternative and the		
g a le	Reduce waste generation and increase level of reuse and recycling	recyclin	te reduction, re-use, recovering of waste; te and increase resource ccy.	ry and	0	There is objectiv	s no clear link between this a	alternative and the	0	objective		
	Improve air quality	activitie Minimis from ne reducin emissio Suppor low em Improv prevent Avoid le could n Avoid le existing result in of futur Promot	se and mitigate emissions to ew development (including ig transport emissions throu- on technologies and fuels); it the development of city w ission infrastructure; e air quality in AQMAs and t new designations; ocating development where egatively impact on air qual ocating development in area; g poor air quality where it con n negative impacts on the hare occupants/users; the sustainable and integrate ort network to minimise the	o air ugh low vide e it lity; as of build litealth	0	There is objectiv	; no clear link between this i	alternative and the	0	There is no clear I objective	ink between this alternative and the	
13 N	Minimise		risk of flooding;		0	There is	no clear link between this	alternative and the	0	There is no clear l	ink between this alternative and the	

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KEY	Very positive i	mpact	Positive impact likely	U	nificant (effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on			
	likely			no clea	r link		insufficient information		likely		how it is implemented			
	flood risk and	• Ensure	development location and	design		objectiv	/e			objective				
	reduce the	does no	ot negatively impact on floo	d risk;										
	impact of	 Deliver 	or incorporate through des	sign										
	flooding to	sustain	able urban drainage system	าร										
	people and	(SuDs).												
	property in													
- 1.1	York		1 1			Th	and the Palebaran Mala	diameter and the	•	- 1	Palabata and the strength of the			
14	Conserve or enhance		ve or enhance the special		0		s no clear link between this a	alternative and the	0		link between this alternative and the			
	York's historic		aracter and setting of the historic city; objective objective omote or enhance local culture;							objective				
	environment,		ve or enhance local culture;											
	cultural		signated heritage assets an											
	heritage,	setting		u trieii										
	character and	_	ve or enhance those eleme	nts										
	setting		contribute to the 6 Principle											
		Charact	teristics of the City as ident	ified in										
		the Her	ritage Topic Paper.											
15	Conserve or		ve or enhance the landscap		0	There is	s no clear link between this a	alternative and the	0		link between this alternative and the			
	enhance		ng areas of landscape value			objectiv	/e			objective				
	York's natural		or enhance geologically											
	and built		ant sites;											
	landscape		te high quality design in cor											
			urban and rural landscape th the "landscape and Settir											
			the Heritage Topic Paper.	'B										
Gen	eral	WICHIII	and mentage ropie raper.		Option	1 is likely	to have negative effects ca	used through uncertainty f	or viabili	ı itv between differer	nt locations and size of schemes. This			
							allow more negotiation give							
											s it would tailor the provision to location			
								ity of bringing different typ	es of site	e forward and set o	ut the Council's position more clearly in			
						•	ed delivery.	1 11 1 1 1						
Prefe	erred Approach						able housing target varies b		-	ha daliwarad ar th	dovelopment site which has positive			
						•	n should enable the maximuns for meeting need as well a		ousing to	be delivered on the	e development site which has positive			
						•	•		which w	ould enable the thr	esholds to tailor the numbers of houses			
						•	· ·	•	,	o. the count	and parameters as well as meaning memory removing			
							no environmental impacts ic							
Reco	mmendations				None									
Reco	mmendations				re ar • Th	equired. F ny uncert	Furthermore, this would ens ainty in the application prod	ure that development inducess.			esholds to tailor the numbers of houses cil's position for delivering homes, removi			

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

	.3: Affordal	ole Housing Requirements	devel	n 1: Require all new opment to contribute ordable housing targets e	deve	on 2: Require all new lopments to contribute to dable housing off-site	develo	3: Require only major pment to contribute to able housing target on-	Option 4: Require residential schemes of 2 or more dwellings to contribute to the affordable housi 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.	 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. OverII this approach is likely to have both positive and negative effects.	+	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. The risk with this approach is that it is open to negotiation wherein developers may dispute the viability assumptions applied. On balance, it is likely that this approach would have positive effect overall.
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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

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KEY	Very positive imp	act	Positive impact likely	No sigi	nificant (effect /	Uncertain		or Negative impact likely	Very	y negative impact	Positive or	negative impact depending on
	likely			no clea	r link		insufficient i	nforma	ition	likel			plemented
3	Improve education, skills development and training	cycling) Improvide for reside Ensure does not health. Provide opporto Supporte educati success	es access to healthcare; es or promotes safety and so dents; that land contamination/po ot pose unacceptable risks t e good education and trainin unities for all; t existing higher and furthe lonal establishments for cor	ecurity Dillution o	0	betwee	ive and the	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
	effective workforce	opportu	e good quality employment unities available to all.			14/1 1				2			
4	and deliver growth of a sustainable, low carbon and inclusive economy •	success Deliver for the Deliver growth Enhanc opportu Provide for econ Support	and promote stable econor	rkforce mic ure; ture		or off-si develop need to to affor housing affordal market would r number homes would r need to alternat A policy affordal on all disites ma viability small he scheme mitigate addition	ment is on te, ers would contribute dable . Co-locating ble and housing educe the of market on site but egate the find ives sites. to deliver ble homes evelopment by cause issues for busing s. To e this hal isms would		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 or site in terms of viability. Co-locating affordable and marke 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 oby alternative methods. This would lead to alternative sites needing to be found for affordable housing provision. The impacts of this on delivery are uncertain	t : : : : : : : : : : : : : : : : : : :	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, 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

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KEY	Very positive i	mpact	Positive impact likely	_	nificant 6			or Negative impact likely				negative impact depending on
	likely			no clea	rlink	insufficient	informa	ition	likel	y h	ow it is im	plemented
5	Help deliver equality and		s existing imbalances of equation and exclusion across ti		++	ensure a contribution to affordable provision would be made. Requiring all affordable housing	-	Requiring all affordable housing off-site is likely to	+	Requiring all affordable housing on	++	site but would negate the need to find alternatives sites. Overall, this option is likely to have a positive impact on the economy. The effects of this option would be similar to options
	access to all	Provide for theProvide demanHelp rePromote	e accessible services and fact local population; e affordable housing to mee	cilities		on site would have positive implications for social inclusion and the creation of mixed and inclusive communities. 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.		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. However, this option may prove more viable for smaller sites where delivering on site would jeopardise the		major development sites would have positive implications for social inclusion and the creation of mixed and inclusive communities. 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. 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		1 given that only schemes of 2 or less would not be considered for contributions towards affordable housing. Site including onsite affordable housing would maximise positive implications for social inclusion and the creation of mixed and inclusive communities. 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. Overall this is likely to have a significantly positive impact.
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure wh ts sustainable travel option te sustainable forms of trav	the nich s;	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	to ensure maximum integration. 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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KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain	or Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information	n	likely	how it is implemented
<u> </u>							
	• Improv	e congestion					

			1	1		1	1	1	1	1
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	 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	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	 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	 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	 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	 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

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€ ∨e	/ery positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
- lik	ikely		no clear link	insufficient information		likely	how it is implemented

		110 0100		mountelenen				.,		piemented
	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	 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	 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	 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	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

Appendix 6: Local Plan SA - Policy Alternatives Appraisal | Draft May 2013

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KEY	Very positive i	mpact	Positive impact likely	No significa	nt effect /	Uncertain	or	Negative impact likely	Ver	y negative impact	Positive or	negative impact depending on		
	likely			no clear link		insufficient in	formation		like	ly	how it is im	plemented		
	enhance	includi	ing areas of landscape value		betwee	n this	hety	veen this alternative		between this	1	between this alternative		
	York's natural		t or enhance geologically			tive and the		the objective		alternative and the		and the objective		
	and built		tant sites;		objectiv			and objective		objective		and the expedite		
	landscape	•	ite high quality design in con	text										
	·		s urban and rural landscape											
		line wi	th the "landscape and Settir	g"										
		within	the Heritage Topic Paper.											
Gene	ral			Opt	ion 1 is likely	to have a posit	ive impact o	on social inclusion and del	ivery th	rough ensuring that d	evelopment ir	nclude 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 co	a contribution to affordable provision would be made.									
				opti	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.									
				1.1.0	, se suitasie		0 401116 00110	mes miere en site provis	.с р. ст	es annuale.				
												rge 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.									
				fact	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.									
Prefe	rred Approach							or more dwellings to con	tribute t	o the affordable hous	ing target wit	h viability determining		
				whe		on is on or off-si								
				•	are made	off site these sho	ould be use	to pepper-pot or target h	ousing v	where it is most requir	ed. In combir	ourhoods. Where contributions nation with a dynamic viability		
					-	•		development, this would		•		· .		
				•	•	•		and market housing usir te the need to find altern	_	•	•	•		
				Vial			_			•		on should maximise delivery		
					•	•		etermining the most viab		•	•	•		
Reco	nmendations			•								um number of affordable		
					housing is	developed on si	te prior to c	onsidering offsite provisi	on.					
				•			•	be pepper-potted aroun			-			
				•	Affordable	homes should b	oe built to tl	ne same standard as marl	ket hous	ing to ensure maximu	m integration	1.		

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

Section 13: Community Facilities

SA	Objective			on 1: Require all new developments to contribute to munity facilities/health provision, on or off site		on 2: Require only major developments to contribute to nunity facilities/health provision, on or off site
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	This approach would not deliver housing and so would not have a significant impact on this objective. 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	0	This approach would not deliver housing and so have would not have a significant impact on this objective. 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 detrimenta effect on capacity of the facilities.
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	++	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. To maximise this provision, large sites where there will be a significant new community, should allocate provision on site. Green Infrastructure and the Supply of Openspace is considered in section 17	+	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 n the long-term. To maximise this provision, large sites where there will be a significant new community, should allocate provision on site. Green Infrastructure and the Supply of Openspace is considered in section 17
3	Improve education, skills development and training for an	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment	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.

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

	effective workforce	opportunities available to all.				
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	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	 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 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. 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.	+	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. 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.
6	Reduce the need to travel and deliver a sustainable integrated transport network	 Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	I	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.	I	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	 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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KEY	Very positive i	mpact	Positive impact likely	No signif	icant e	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on		
-	likely			no clear li	ink		insufficient information		likely		how it is implemented		
	managed response to its effects	materia conseq	te sustainable design and bu als that manage the future r uences of climate change; to the principles of the ene	risks and									
8	Conserve 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; 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 the natural environment.				objectiv	s no clear link between this ve infrastructure and the Supp red in section 17		0	objective Green Infrastructure and the Supply of Openspaconsidered in section 17			
9	Use land resources efficiently and safeguard their quality	Preventand rerSafeguatand moConsertSafeguatand safeguatan	previously developed land; t pollution contaminating the mediate any existing contant and soil quality, including the sst versatile agricultural land we or enhance allotments; and mineral resources and efficient use.	ne land nination; e best d;	0	There is objectiv	s no clear link between this re	alternative and the	0	There is no clear li objective	nk between this alternative and the		
10	Improve water efficiency and quality	Improve the quality of rivers and groundwaters.			0	There is objectiv	s no clear link between this ve	alternative and the	0	There is no clear li objective	nk between this alternative and the		
11	Reduce waste generation and increase level of reuse and recycling	recyclir	te reduction, re-use, recoveing of waste; te and increase resource eff	•	0	There is objectiv	s no clear link between this ve	alternative and the	0	There is no clear li objective	nk between this alternative and the		
12	Improve air quality	mprove air • Reduce all emissions to air from current			0	There is objectiv	s no clear link between this ve	alternative and the	0	There is no clear li objective	nk between this alternative and the		

	++		+	0			?	-			ı
KEY	Very positive i likely	mpact	Positive impact likely	No signifi no clear li		effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
13	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. Minimise flood risk and reduce the					There is	s no clear link between this	alternative and the	0	Thora is no clear li	nk between this alternative and the
13	flood risk and	Ensure does noDeliver	development location and	d risk; ign	0	objectiv		aiternative and the	U	objective	nk between this alternative and the
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 and set Promot Conserved designates setting; Conserved contribution of the /li>	ve or enhance those elemen ute to the 6 Principle Chara City as identified in the Herit aper.	nd non- ir nts which cteristics tage	0	There is objectiv	s no clear link between this ve	alternative and the	0	There is no clear li objective	nk between this alternative and the
15	Conserve or enhance York's natural and built landscape	includirProtect sites;Promot its urba with the	ve or enhance the landscaping areas of landscape value or enhance geologically im the high quality design in continuant rural landscape and ite "landscape and setting" we aropic Paper.	nportant text with n line	0	objectiv			0	objective	nk between this alternative and the
Gen	eral				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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(E)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

	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.
Preferred Approach	Option 1: Require all new developments to contribute to community facilities/health provision, on or of site
	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.

SA C	Objective			1: Rely on NPPF to guide unity facilities/health provision and	-	2: Provide generic local criteria to community facilities/health provision	Option 3: Provide detailed local criteria to guide community facilities/health provision an		
			accessi	bility in relation to new	and ac	cessibility in relation to new	accessibility in relation to new development		
			develo	oment	develo	pment			
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	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.	+	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. However, a detailed understanding would not necessarily capture the an 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. On balance, it is still considered that	
2	Improve the	Avoid locating development where environmental circumstances could	I	The NPPF supports provision but lacks definition for accessibility.	I	This would provide a more detailed approach than the NPPF	+	this approach is likely to have a positive effect. It is anticipated that a detailed approach would enable the provisio	
	well-being of	negatively impact on people's health;		This would be open to		in determining location of the		of healthcare and recreational	
	York's	Improve access to openspace / multi-		interpretation and facilities may		facilities and deliver a broad		facilities to be delivered in response	
	population	functional openspace		not be delivered in the most		understanding of overall need and		identified need. Healthcare provision	

_	++		+	0			?	-				I
KEY	Very positive i	mpact	Positive impact likely	_	nificant (effect /	Uncertain or	Negativ	e impact likely	Very negative in		Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
		access cyclingImproveProvid for resEnsure	,, ves access to healthcare; es or promotes safety and s idents; e that land contamination/po ot pose unacceptable risks t	ecurity		needed	areas.		facilities in an ar	r, it may not target ea of need if this is enough detail in		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	Provid opportSuppo educat succesProvid	e good education and traini tunities for all; rt existing higher and furthe tional establishments for co	er ntinued	0	this alte	no clear link between ernative and the objective covered under Section 14.	0	alternative and	link between this the objective 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	succes Deliver for the Deliver growth Enhan- opport Provid for ecc Suppo	eliver conditions for busines s and investment; r a flexible and relevant wo tuture; r and promote stable econo n; ce the city centre and its tunities for business and leis e the appropriate infrastruc promic growth; rt existing employment driv te a low carbon economy.	rkforce mic sure; cture	+	and reto facilities areas. T jobs in a	PF supports the provision ention of community s, including within rural this will help to support associated sectors, ag an element within the onomy.	+	Supporting the community facil healthcare shou in these busines supporting exist growth. Locally indicators for th more specific su NPPF, particular the evidence for economy within social care secto	ities and Id enable growth ses sectors, ing jobs and job derived generic is would enable pport than the ly in relation to growth in the the health and	+	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 beneficial for particular sectors of the economy.
5	Help deliver equality and access to all	Address depriv. Provid for the Provid deman Help re Promo	ss existing imbalances of equation and exclusion across to accessible services and factorial population; e affordable housing to mee	he city; cilities et		However lacks de would be and doe would r proximit to be op may lea	PF supports the inclusion egration of facilities which we for enabling access. er, the NPPF approach efinition in terms of what be regarded as accessible es not specify what this mean in terms of ty. The approach is likely ben to interpretation and d to unequal access to at types of facilities.	+	for this would en accessibility con considered in th facilities. However, there facilities which r	may be certain require different to ensure they are	+	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.

	++ + Periting in part likely				0 ?							I		
KEY	Very positive i	mpact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on		
	likely			no clea	r link		insufficient information			likely		how it is implemented		
						-			1					
6	Reduce the need to travel		development where it is	II.:	+ -		PF approach lacks on in terms of what would	+		generic indicators nable more specific	+	The use of detailed criteria would help to ensure that different facilities could		
	and deliver a		ble by public transport, wal cling to minimise the use of	_			rded as accessible and			siderations to be		be assessed for their location more		
	sustainable	car;	Linig to minimise the use of	tile		_	ot specify what this would		-	ing the location of		accurately and placed where they		
	integrated		transport infrastructure wh	hich			n terms of proximity.			distance criteria		would be address the highest demand		
	transport		ts sustainable travel option			Howev	er, it does state that		to residential ar	eas or accessibility		or need. It could also ensure facilities		
	network	• Promot	te sustainable forms of trav	rel;			oment should exploit			ansport modes		connect directly with the existing, or		
		Improv	e congestion.			_	sustainable transport			w provision to be		any newly provided, transport network		
							and routes in locating			e wider transport		Datailed mitaria many not continue the		
							velopment which could ied to the location of		routes.	e use of existing		Detailed criteria may not capture the overall level of demand and		
							inity facilities resulting in a		Toutes.			considerations for facilities however.		
							e impact on this objective.		However, there	may be certain				
							•		facilities which i	equire different				
						Howev	er, the approach is likely		location criteria	to ensure they are				
							pen to interpretation		maximising thei	r demand				
						_	ne lack of distances or		potential.					
							nd may result in sites ocated in less accessible							
						_	ns compared to a locally							
							policy approach							
7	To minimise	Reduce	or mitigate greenhouse ga	ıs	+	The NP	PF supports the co-	+	Benefits will be	gained in the long-	+	Benefits will be gained in the long-term		
	greenhouse		ons from all sources;				n of different uses and		_	-locating facilities		through co-locating facilities where		
	gases that		implement adaptation mea				nerefore positively		,	in highest demand		they are in highest demand to		
	cause climate change and		likely effects of climate cha	ange;			ute to minimise the need el to access facilities. This		to minimise the This is likely to h			minimise the need to travel. This is likely to have a positive impact on this		
	deliver a		e and develop energy from able, low and zero carbon				to have a positive impact		impact on this o	•		objective.		
	managed	techno	· · ·				objective.		impact on this o	ojective.		objective.		
	response to		te sustainable design and b	uilding			,							
	its effects		als that manage the future i	_										
		and co	nsequences of climate chan	nge;										
		 Adhere 	to the principles of the end	ergy										
		hierarc												
8	Conserve or		ve or enhance internationa		0		s no clear link between	0		r link between this	0	There is no clear link between this		
	enhance green		ally significant priority speci ss within SACs, SPAs, RAMSA			triis alte	ernative and the objective		alternative and	ine objective		alternative and the objective		
	infrastructure	SSSIs ;	s within JACS, SPAS, KAIVISA	MINS dilu										
	, bio-		ve or enhance locally impor	rtant										
	diversity,		conservation sites (SINCs);											
	geodiversity,		new areas or site of bio-div											
	flora and	geodive	ersity value;											
	fauna for					1								

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KEY	Very positive i likely	impact	Positive impact likely	No signoclea	nificant (r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented
	accessible high quality and connected natural environment	infrastr enviror • Provide	e connectivity of green ucture and the natural iment; e opportunities for people to the natural environment.	0								
9	Use land resources efficiently and safeguard their quality	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. Conserve water resources and quality; 		O There is no clear link between this alternative and the objective		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	• Improv	ve water resources and qua e the quality of rivers and waters.	ility;	0		no clear link between ernative and the objective	0	There is no clea alternative and	r link between this 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	recyclir	te reduction, re-use, recoveing of waste; te and increase resource tey.	ry and	0		no clear link between rnative and the objective	0	There is no clea alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	activitie Minimi from ne reducin low em Suppor low em Improv preven Avoid le could n Avoid le existing result in of futur Promot	all emissions to air from cues; se and mitigate emissions to ew development (including gransport emissions throus ission technologies and fuet the development of city was ission infrastructure; are air quality in AQMAs and to new designations; ocating development where agatively impact on air qualocating development in areas groor air quality where it come in a content of the hore occupants/users; the sustainable and integrate out network to minimise the	o air ugh ls); vide it lity; as of ould lealth	+	location could th contribu to trave is likely	PF supports the co- n of different uses and herefore positively ute to minimise the need of to access facilities. This to have a positive impact objective.	+	term through co	ave a positive	+	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.

KEY	Very positive impact Positive impact likely No sign no clear		nificant	effect /	Uncertain or insufficient information	Negative impact likely Very negative impact likely				Positive or negative impact depending on how it is implemented			
	пкету			no ciea	II IIIIK		insumcient information			пкету		now it is implemented	
		the ca	r.										
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduct Ensure does n Delive sustair (SuDs)	e risk of flooding; e development location and not negatively impact on floc r or incorporate through des nable urban drainage system	od risk; sign	0	this alte	no clear link between rnative and the objective	0	alternative and t	ŕ	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	character and setting of the historic city Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and the setting;					no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	includiProtectimportPromote with it line with	rve or enhance the landscap ing areas of landscape value it or enhance geologically tant sites; ote high quality design in cor s urban and rural landscape ith the "landscape and Settir the Heritage Topic Paper.	ntext and in	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective	
Gend	eral				existing maxim Option genera commulocatio Option	The NPPF approach (Option 1) supports the development of community facilities and their integration with housing, employment uses an existing community facilities. This approach is likely to have a positive impact but does not define what would be acceptable distances to maximum benefit. Option 2 is likely to have a positive impact through the determination of locally derived generic criteria. In particular this would benefit th 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. Guid location principles in this way would also be positive in minimising travel to use community facilities proving environmental benefits. 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. Combination of option 2 and 3: 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 							of locating facilities and their maximising	

	++	+	0	?	1		
É	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			located in Continuing long-term. Locating fa encouragir	the right place. gaccess and development of scilities and healthcare in clo ng shorter trips and minimisi	f community facilities and house proximity to the populating travel.	ealthcare would support th	ts for their location can be accessed and e economy and associated workforce in the e environmental benefits through
Recor	nmendations		mbined approach to identify	and incorporate separate	policies for those facilities which need		

SA (Objective		Option 1: Do not protect existing community facilities from non-community uses if the market requires them			n 2: Rely on NPPF policies to protect ng community facilities and access to	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.	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 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. This approach would also go against the NPPF.	+	The NPPF states that "established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services". This is positive in ensuring that facilities are continued to be supported and not lost. This approach lacks a local understanding of what established services are valued and why to ensure a robust argument is made against unnecessary loss.	**	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	
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents;	-	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.	1 +	This policy should protect those facilities of value, of which healthcare could be included. Given the lack of definition of "value", it may depend on subjective decision making this approach does not specify which services are of value for ensuring a robust argument is made against unnecessary loss. This may have an impact on accessibility through interpretation of the	+	This policy could define local facilitie of value and should ensure that no important facilities are lost. This should help support the wider health and well-being of the population.	

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KEY	Very positive	impact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Neg	gativ	e impact likely	Very negative	mpact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
						1							
			that land contamination/po							policy.			
			ot pose unacceptable risks t	.0			ikely to have a negative						
		health.					in the long-term and be			-	is likely to have a		
						aisprop	ortionate across York.			positive impact afford protectio	•		
										•	uld depend upon		
										implementation			
3	Improve	Provide	e good education and traini	าต	0	There is	no clear link between	0			· link between this	0	There is no clear link between this
3	education,		unities for all;	16	ľ		ernative and the objective			alternative and		"	alternative and the objective
	skills		t existing higher and furthe	r									
	development		ional establishments for co										
	and training	success											
	for an	Provide	good quality employment										
	effective	opport	unities available to all.										
	workforce												
4	Create jobs		eliver conditions for busines	S			licy would not support the	+			that "established	+	Local level policy would enable a
	and deliver		s and investment;				ation of local level jobs			shops, facilities			baseline position to be established to
	growth of a		a flexible and relevant wo	rkforce			d at the community			able to moderni	-		understand the value of services in
	sustainable, low carbon		future;			facilitie	S.			against the unne	and services". This		York and enable a robust stance to protecting existing community
	and inclusive		and promote stable econo	mic		Market	interest in the sites could			•	suring that facilities		facilities. This would be positive in
	economy	growth	ce the city centre and its				for alternative uses than			•	be supported and		helping to maintain existing jobs and
	ccononly		unities for business and leis	uro			ment which would mean			not lost.	be supported und		the increasing workforce population.
			e the appropriate infrastruc	-			y jobs lost would not be						The same of the particular of
			nomic growth;	ture		replace							
			t existing employment drive	ers:		-							
			te a low carbon economy.	,		This ma	y also have detrimental						
			,,.				on the provision for an						
							ing workforce population						
							le health and well-being.						
5	Help deliver		s existing imbalances of equ				proach would conflict with	ı	+		that "established	++	Local level policy would enable a
	equality and		ation and exclusion across the	• •			to deliver equality and			shops, facilities			baseline position to be established to understand the value of services in
	access to all		e accessible services and fac	llities			for all, particularly given rk is expected to grow in			able to modernis	•		York and enable a robust stance to
			local population;	.+			of population over the plan			•	and services". This		protecting existing community
		deman	e affordable housing to mee	i.			This approach could lead			•	suring that facilities		facilities. This would have the most
			duce homelessness;				k of services or excess			•	be supported and		significant positive impact in
			te the safety and security fo	r			e on others. Local			not lost.			maintaining accessibility to services.
			and/or property.			provisio	on and accessibility are						
		People	, 27 p. opc. cj.			also like	ely to be negatively			However, this ap	oproach does not		
						effected	d.				rvices are of value		
											bust argument is		
						This ap	proach would also go			made against ur	necessary loss. This		

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KEY	Very positive i likely	mpact	Positive impact likely	No signoclea	nificant r link	effect /	Uncertain or insufficient information	Negati	ve impact likely	Very negative in likely	npact	Positive or negative impact depending on how it is implemented
							the NPPF to "guard the loss of facilities".		through interpre policy. On balance this afford some faci	approach is likely to lities with g positive benefit epend upon		
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promot	development where it is ble by public transport, wall cling to minimise the use of transport infrastructure wh ts sustainable travel options te sustainable forms of trave e congestion.	the nich s;	0		no clear link between rnative and the objective	0		link between this	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	Plan or for the Provide renewatechno Promote materia and con	te sustainable design and bu als that manage the future r nsequences of climate chan to the principles of the ene	asures nge; uilding risks ge;	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this he 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	national habitat SSSIs; Conser nature Create geodive Improvinfrastr enviror Provide	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; re connectivity of green ructure and the natural ament; expoportunities for people to the natural enhances.	es and ARs and tant ersity /	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective

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KEY	Very positive i	mpact	Positive impact likely	_	nificant	effect /	Uncertain		Iegativ	e impact likely	Very negative in		Positive or negative impact depending on
	likely			no clea	r link		insufficient informat	ion			likely		how it is implemented
	natural												
	environment												
9	Use land	• Re-use	previously developed land;		0	There is	no clear link between	0)	There is no clear	link between this	0	There is no clear link between this
	resources	 Preven 	t pollution contaminating th	ne land		this alte	rnative and the object	ive		alternative and the	ne objective		alternative and the objective
	efficiently	and re	mediate any existing										
	and	contan	nination;										
	safeguard	 Safegu 	ard soil quality, including the	e best									
	their quality	and mo	ost versatile agricultural land	d;									
		 Conser 	ve or enhance allotments;										
		 Safegu 	ard mineral resources and										
		encour	age their efficient use.										
10	Improve		ve water resources and qua	lity;	0	There is	no clear link between	0	1	There is no clear	link between this	0	There is no clear link between this
	water	• Improv	ve the quality of rivers and	• •		this alte	rnative and the object	ive		alternative and th	ne objective		alternative and the objective
	efficiency and	-	lwaters.										
	quality	ŭ											
11	Reduce waste	Promo	te reduction, re-use, recove	ry and	0	There is	no clear link between	0		There is no clear	link between this	0	There is no clear link between this
	generation	recycli	ng of waste;			this alte	rnative and the object	ive		alternative and th	ne objective		alternative and the objective
	and increase	Promo	te and increase resource										
	level of reuse	efficier	ncy.										
	and recycling												
12	Improve air	Reduce	e all emissions to air from cu	rrent	0		no clear link between	-	1		link between this	0	There is no clear link between this
	quality	activiti	es;			this alte	rnative and the object	ive		alternative and th	ne objective		alternative and the objective
			ise and mitigate emissions to	o air									
			ew development (including										
			ng transport emissions throu										
			nission technologies and fue	* -									
			rt the development of city w	ride									
			nission infrastructure;										
			e air quality in AQMAs and										
			t new designations;										
			ocating development where										
			negatively impact on air qua										
			ocating development in area										
			g poor air quality where it co										
			n negative impacts on the h	ealth									
			re occupants/users;										
			te sustainable and integrate										
			ort network to minimise the	use of									
42	B 41 - 1 1	the car				Th	and a Palabat			Th	Patrice and the	 	The section of the latest section of the section of
13	Minimise		e risk of flooding;		0		no clear link between		'		link between this	0	There is no clear link between this
	flood risk and		development location and	_		this alte	rnative and the object	ive		alternative and th	ie objective		alternative and the objective
	reduce the	does n	ot negatively impact on floo	a risk;								<u> </u>	

	++ + 0			0	?							I		
KEY	Very positive i likely	mpact	Positive impact likely	No sign	nificant (r link	effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented		
	impact of flooding to people and property in York	sustain (SuDs).	or incorporate through des able urban drainage system											
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 Conser non-de setting Conser which conser e /li>	ve or enhance the special ter and setting of the histor te or enhance local culture; ve or enhance designated a signated heritage assets and; ve or enhance those elementontribute to the 6 Principle teristics of the City as identritage Topic Paper.	and nd their ents	0		no clear link between rnative and the objective	0	There is no clear alternative and t	· link between this the objective	0	There is no clear link between this alternative and the objective		
15	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 clear link between ernative and the objective	0	There is no clear alternative and t	· link between this the objective	0	There is no clear link between this alternative and the objective		
Gend Prefe	eral erred Approach				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. 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. 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. Option 3: Provide local level policy to protect existing community facilities and access to them This approach should maximise the protection of existing facilities which has positive social impacts for the existing and future									
Recommendations					 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. 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. 									

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

Section 14: Education, Skills and Training

14	.1: Educati	on Facilities							
SA	Objective		Option facilitie	1: Rely on NPPF to guide development of educational	Option	Option 2: Local policy to guide development of education facilities			
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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 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 wellbeing. Overall this is likely to have a positive impact	**	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. 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.			
3	Improve education, skills development and training for an effective workforce	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	+	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	++	Using a local approach would build upon the NPPF to take a locally defined proactive planning approach. This would hel to locally define the types of facilities required in various locations based upon a robust understanding of existing capacity and future need. It is also anticipated that this approach could identify locations for skills and training outside of school provision			

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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant	effect /			Negative impact likely	Very	negative	impact	Positive or negative impact depending on	
	likely			no clea	ar link		insufficient information	n		likely			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 withere 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	success Deliver for the Deliver growth Enhanc opport Provide for eco	eliver conditions for busines and investment; a flexible and relevant wo future; and promote stable econo; the the city centre and its unities for business and leise the appropriate infrastruction nomic growth; t existing employment drivite a low carbon economy.	rkforce mic ure; ture	+	attainm minimis Positive all levels	e base shows that the hent and skills within Yor ethe impacts of the ecoly supporting education stherefore should suppothe overall economy.	k has l nomic and sl	nelped to support and c downturn. kills development at	++	and skills the impa Positively levels the well as the maximise			
5	Help deliver equality and access to all	 deprivation Provide for the Provide deman Help re Promotion 	s existing imbalances of equation and exclusion across the accessible services and factorial population; affordable housing to meed; duce homelessness; the the safety and security for and/or property.	ne city; ilities	+	for ensu	g the population to gain iring the population are inities which require bas the job market.	not ex	cluded from	+	for ensur opportur through this towa inclusion skills gap effect. It	ulation to gain skills provides a foundation oppulation are not excluded from ich require basic skill sets or may arise narket. A local policy approach could tailor york job market to maximise social lality in this way by identifying and closing h training. This is likely to have a positive potential to be significant but this is the specific policy wording.		
6	Reduce the need to travel and deliver a sustainable integrated transport network	0			+	exploit the This is line location sustaina	PF states that new devel the existing transport m kely to have a positive in of educational facilities ability. kely to have a positive e	odes a ofluen to en	nd routes available. ce in considering the	A locally derived approach would enable specific cribe used to ensure that educational facilities were located places which promote reducing the need to travel as sustainable travel behaviour. Specific proximity distacted to ensure that any addition routes/infrastructure required would be identified. This is likely to have a positive effect.			that educational facilities were located in mote reducing the need to travel and I behaviour. Specific proximity distances gauge walking, cycling and bus route Iluated to ensure that any additional ture required would be identified.	
7	To minimise greenhouse gases that cause climate	nouse emissions from all sources; that • Plan or implement adaptation measures			+	is likely change	ing development which to have an overall posi through reducing green ance of this would be co	tive ef	fect on climate e gas emissions. The	+	likely to l	have an o	opment which reduces the need to travel is overall positive effect on climate change green house gas emissions. The is would be commensurate with the	

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KEY	Very positive i	mpact	Positive impact likely	No sig	nificant ef	ffect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clea	r link		insufficient information		likely		how it is implemented	
	•											
	change and deliver a managed response to its effects	renewa techno • Promot materia and con	te sustainable design and bu als that manage the future r nsequences of climate chan to the principles of the ene	risks ge;		success	of people using sustainabl	e 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	national habitat SSSIs; Conser nature Create geodive Improvinfrastr enviror Provide	ve or enhance international ally significant priority specis s within SACs, SPAs, RAMSA ve or enhance locally impor conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ructure and the natural ment; e opportunities for people to the natural environment.	es and ARs and tant ersity /		adverse this wou Howeve location	PF supports development the impacts on biodiversity. It ald betaken into considerater, this is open to interpretate swhich compromise this once, this is likely to have a pe.	is therefore likely that ion under the approach. tion and may result in bjective.	+	York has many designated and non-designated sites of nature conservation value. A locally derived approach venable a more detailed consideration of known local sit nature conservation value and green infrastructure in the location assessment process. It is therefore likely to have overall positive influence over the location of education facilities. There is no clear link between this alternative and the		
9	Use land resources efficiently and safeguard their quality	 Preven and rer contam Safeguand mo Conser Safeguand mo 	previously developed land; t pollution contaminating the mediate any existing hination; ard soil quality, including the ost versatile agricultural land we or enhance allotments; ard mineral resources and age their efficient use.	ne land e best d;		objectiv			0	objective		
10	Improve water efficiency and quality	• Improv	ve water resources and qua e the quality of rivers and waters.	ılity;		There is objective	no clear link between this e	alternative and the	0	There is no clear l objective	ink between this alternative and the	
11	Reduce waste generation and increase level of reuse and recycling	recyclirPromotefficien	·	•		objectiv			There is no clear link between this alternative and the objective			
12	Improve air	 Reduce 	all emissions to air from cu	ırrent	+	Promoti	ing development which re	duces the need to travel	+	Promoting develo	ppment which reduces the need to travel is	

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant e	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clea	ar link		insufficient information		likely		how it is implemented	
				•			•				<u> </u>	
	quality	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 o the car. Minimise Reduce risk of flooding;				through	to have an overall positive n reducing vehicle emission uld be commensurate with ustainable travel behaviour	s. The significance of the success of people		likely to have an overall positive effect on air qu through reducing vehicle emissions. The signific would be commensurate with the success of per sustainable travel behaviour.		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	ReduceEnsure does noDeliver		d risk; sign	0	There is objectiv	no clear link between this are	alternative and the	0	There is no clear objective	link between this alternative and the	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 charact Promote Consernon-desetting Conserwhich of Charact 	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 objectiv	no clear link between this e	alternative and the	0	There is no clear objective	link between this alternative and the	
15	Conserve or enhance York's natural and built landscape	 Conser including Protect importation Promote 	ve or enhance the landscaping areas of landscape value or enhance geologically ant sites; se high quality design in conurban and rural landscape	itext	0	There is objectiv	no clear link between this a	alternative and the	0	There is no clear objective	link between this alternative and the	

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Very	ry positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
likely	ely		no clear link	insufficient information		likely	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. 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.

SA Objective		provisi	1: Rely on NPPF to guide education on and accessibility in relation to evelopment	guide e	2: Provide generic local criteria to education provision and accessibility ion to new development	Option 3: Provide detailed criteria to guide education provision and accessibility in relation to new development		
To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	This approach would not deliver housing and so would not have a significant impact on this objective. 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.	0	This approach would not deliver housing and so would not have a significant impact on this objective. 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	0	This approach would not deliver housing and so would not have a significant impact on this objective. 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 ar developed alongside any new development. Accessibility would only be determined through the creation of a masterplan for the site. However, a detailed understanding would not necessarily capture the bigger picture in relation to education provision.	

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or	Negativ	e impact likely	Very negative im	pact	Positive or negative impact depending on
_	likely			no clea	ır link		insufficient inform	nation			likely		how it is implemented
	,							1			,		·
										the requirement	s from major		
										developments	s ii oiii iiiajoi		
2	language Alag	- 0 1-1	la antica de calaciana de la compansión de c	_		The ND	NF -4-4 4b-4 :4		++		would be able to	+	This would have similar effects as per
2	Improve the		locating development where		+		F states that it supp		++	• •		+	·
	health and		nmental circumstances coul				tion of developmen			•	oximity distances		option 2. However, this option is likely
	well-being of	negati	vely impact on people's hea	lth;			exploits the use of			to educational fa	•		to reduce the amount of site coming
	York's	Improv	ve access to openspace / mu	ılti-		sustaina	ble modes of transp	port.		development wh	ere these criteria		forward if it uses more detailed criteria
	population	functio	onal openspace			Therefo	re, it is likely that th	nis		are met would e	ncourage walking		which could have limiting effects on the
		Promo	tes a healthier lifestyle thou	ıøh		approac	h would support			and cycling betw	een the two		significance against this objective.
			to leisure opportunities (wa	_			s accessible via wal	king		destinations. Thi			,
		cycling	• • • • • • • • • • • • • • • • • • • •	iikiiig /			cycle, which would I	_		overall positive			
		, ,	•				impact on health a			and well-being. I			
			ves access to healthcare;			well-bei	•			locations, it is als	_		
			es or promotes safety and se	ecurity		weii-bei	116.			locally derived a	-		
			idents;			0.45.55	- عط حد باميانا و اواط	_		•	• •		
		 Ensure 	that land contamination/po	ollution			this is likely to have	a		consider access t	•		
		does n	ot pose unacceptable risks t	:0		positive	impact			services and faci			
		health								the location of h	ealth facilities.		
										In addition, there	e is an opportunity		
										to make playing	fields and facilities		
										at educational fa	cilities available		
										to the public to u	ise helping to		
										increase access t	o leisure and		
										recreation oppor	tunities which in		
										turn could have	positive effect		
										on overall health	•		
3	Improve	Provid	e good education and traini	nσ	+	The NP	PF supports provisio	n hut	+_+	This would provi		+	It is anticipated that a detailed
3	education,		cunities for all;	ı ığ			finition for accessib		. –.	detailed approac			approach would require a more in-
	skills		· ·				uld be open to	ility.		in determining lo			depth understanding of individual
			rt existing higher and furthe					la a		_			
	development		cional establishments for cor	ntinued			tation and may not			facilities and del			school requirements to enable the right
	and training	succes	•				d in the most need	ea		•	f overall need and		location and level of provision to be
	for an		e good quality employment			areas.					neric criteria may		delivered.
	effective	opport	cunities available to all.							•	approach taken		
	workforce						nce, given that it is	still		•	vision in terms of		Understanding the cumulative impacts
							eliver educational				to still enable an		of development may be more suited to
							, it is assessed as ha	aving		understanding o	f the cumulative		option 2 given that this approach is
						an over	all positive effect.			impacts from de	velopments to be		likely to require masterplan detail for
										addressed.			knowledge of likely population
													numbers.
													On balance, this is likely to have an
													overall positive effect.
4	Create jobs	• Holp d	eliver conditions for busines		+	The NIDI	PF supports the prov	vicion	++	Supporting the d	olivory of	++	Supporting the delivery of educational
4				5					**			**	
	and deliver	succes	s and investment;			ани ехр	ansion of education	ıal		educational facil	icies snouid		facilities should enable growth in this

\top	++		+	0			?	-				I
KEY	Very positive i	impact	Positive impact likely	No sign	nificant e	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
	growth of a sustainable, low carbon and inclusive economy	for the Deliver growth Enhanc opport Provide for eco Suppor	r a flexible and relevant wor future; and promote stable econor; te the city centre and its unities for business and leis the appropriate infrastructionic growth; te existing employment drivite a low carbon economy.	mic sure; ture			s This will help to support associated sectors.		enable growth is supporting exist growth. Locally indicators for the more specific sun NPPF, particular the evidence for economy.	ing jobs and job derived generic is would enable pport than the ly in relation to		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	Address depriva Provide for the Provide deman Help re Promor	is existing imbalances of equation and exclusion across the accessible services and factoral population; e affordable housing to mee	he city; cilities	+	and inte facilities great im that a su places a needs o commu an over: deliverin Howeve lacks de would b and doe would n proximi to be op	PF supports the inclusion of community so overall and attaches aportance to ensuring sufficient choice of school are available to meet the fexisting and new anities. This should have all positive impacting access to all. Per, the NPPF approach finition in terms of what the regarded as accessible as not specify what this mean in terms of ty. The approach is likely been to interpretation.	++	for this would e	generic indicators nable more specific siderations to be e location of	+	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. 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.
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor • Promo	development where it is ble by public transport, wal cling to minimise the use of transport infrastructure whats sustainable travel option te sustainable forms of trave congestion.	the nich s;	+	The NPF definition be regard does no mean in	PF approach lacks on in terms of what would rded as accessible and t specify what this would a terms of proximity. The ch is likely to be open to	+	for this would e accessibility con used in influenc facilities. This sh provision to be	connected to the network to make	+ 1	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 Detailed criteria may be too specific to capture/consider the overall level of demand across York and be able to

	++		+	0			?	-				1
KEY	Very positive i likely	mpact	Positive impact likely	No sign no clear		effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented
												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	emissic Plan or for the Provide renewa technol Promot materia and cor	te sustainable design and bu als that manage the future r nsequences of climate chang to the principles of the ene	usures nge; uilding isks ge;	+	location could th contribu	PF supports the co- of different uses and erefore positively ute to minimise the need I to access facilities.	+	term through co	gained in the long- -locating facilities n highest demand 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	national habitat SSSIs; Conser nature Create geodive Improvinfrastr enviror Provide	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ructure and the natural ment; e opportunities for people to the natural environment.	es and Rs and tant ersity /	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	 Prevention and rerection Safeguation Conserve 	previously developed land; t pollution contaminating th nediate any existing nination; ard soil quality, including the ost versatile agricultural land we or enhance allotments; ard mineral resources and	ne land e best	0		no clear link between rnative and the objective	0	There is no clear alternative and	link between this the objective	0	There is no clear link between this alternative and the objective

>	++		+	0			*	-				
KEY	Very positive i	mpact	Positive impact likely	No sig	gnificant	effect /	Uncertain or	Negativ	e impact likely	Very negative in		Positive or negative impact depending on
	likely			no cle	ar link		insufficient information			likely		how it is implemented
		encour	age their efficient use.									
10	Improve		ve water resources and qua	ality:	0	There is	no clear link between	0	There is no clear	link between this	0	There is no clear link between this
	water		e the quality of rivers and	,			rnative and the objective		alternative and t			alternative and the objective
	efficiency and	ground					at. ve and the objective			,		
	quality	ground	waters.									
11	Reduce waste	• Dromot	te reduction, re-use, recove	ru and	0	Thoro is	no clear link between	0	Thoro is no close	link between this	0	There is no clear link between this
	generation		ng of waste;	i y anu	"		rnative and the objective	"	alternative and		"	alternative and the objective
	and increase		te and increase resource			tilis aite	mative and the objective		alternative and	ine objective		alternative and the objective
	level of reuse											
		efficien	cy.									
10	and recycling					T I NO.			Benefits will be gained in the long-			D 6: 111 1 1 1 1
12	Improve air		all emissions to air from cu	ırrent	+		PF supports the co-	+			+	Benefits will be gained in the long-term
	quality	activitie	•				of different uses and			-locating facilities		through co-locating facilities where
			se and mitigate emissions t				erefore positively			n highest demand		they are in highest demand to
			ew development (including				ite to minimise the need		to minimise the			minimise the need to travel resulting in
			g transport emissions thro	_			I to access facilities			sitive effect on this		a positive effect on this objective.
			ission technologies and fue	**			g in a positive effect on		objective.			
			t the development of city w	vide		air quali	ty					
			ission infrastructure;									
		Improv	e air quality in AQMAs and									
		preven	t new designations;									
		 Avoid le 	ocating development where	e it								
		could n	egatively impact on air qua	lity;								
		 Avoid lo 	ocating development in are	as of								
		existing	poor air quality where it c	ould								
			n negative impacts on the h									
			re occupants/users;									
			e sustainable and integrate	ed								
			ort network to minimise the									
		the car.		asc or								
13	Minimise		risk of flooding;		0	There is	no clear link between	0	There is no clear	link between this	0	There is no clear link between this
13	flood risk and		development location and	docian	ľ		rnative and the objective	١	alternative and		"	alternative and the objective
	reduce the		development location and ot negatively impact on floo			נוווז מונפ	mative and the objective		alternative allu i	ine objective		arternative and the objective
	impact of		· '	-								
	•		or incorporate through des	_								
	flooding to		able urban drainage system	าร								
	people and	(SuDs).										
	property in											
	York				-		1 11 1 1	-				
14	Conserve or		ve or enhance the special		0		no clear link between	0		link between this	0	There is no clear link between this
	enhance		er and setting of the histor			this alte	rnative and the objective		alternative and t	the objective		alternative and the objective
	York's historic		e or enhance local culture;									
	environment,	 Conservation 	ve or enhance designated a	ınd								
	cultural	non-de	signated heritage assets an	d their								

	++		+	0			?	-				I
KEY	Very positive i	mpact	Positive impact likely	No sign		effect /	Uncertain or insufficient information	Negativ	ve impact likely	Very negative in likely		Positive or negative impact depending on how it is implemented
	····c··y			110 0.001			mountainen monnation	1		e.y		now it to implemented
	heritage, character and setting	which of Character the Her	ve or enhance those elemer contribute to the 6 Principle teristics of the City as identifiting Titage Topic Paper.	fied in								
15	Conserve or enhance York's natural and built landscape	 Protect imports Promote with its line with 	we or enhance the landscape ng areas of landscape value or enhance geologically ant sites; te high quality design in con- urban and rural landscape th the "landscape and Settin the Heritage Topic Paper.	text and in	0		no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective
Gen	eral				Option to unde local ac Similar popular	2 provide erstanding cessibility by to options for i	ng the existing and future need a generic approach to progethe impacts of cumulative y indicators. On 2, Option 3 is likely to ha	eeds of c vision to o new dev ve a posit provision.	ommunities. enable existing edu elopment. Providir cive impact but wo In order to detern	ucation capacity to be ng a local level appro ould require a detailed	e unders ach also d unders	te that facilities are created, expanded or stood and likely to respond more positively allows the policy to incorporate known standing of provision and knowledge of lity criteria can be used but it would also
	referred Approach				Option TI m or Si Lo	2: Provid his would let. It ma n education upporting locally der rowth in t	e generic local criteria to gu support the provision and y also enable a wider under on provision. the delivery of educationa	ide educ ocation c standing facilities his would	ation provision and of overall need and of the cumulative should enable ground the cable more spectage.	d supply ensuring that impacts from develo bowth in this economic	pments sector,	eds of the existing and new populations are to be addressed and their overall impacts supporting existing jobs and job growth. particularly in relation to the evidence for

14	4.3: Provision of Skills and Training Opportunities											
SA	Objective			1: Require all new developments to contribute to skills and		2: Require only development with construction costs of over						
			trainin	g provision, on or off site	£1m o	more to provide skills and training, on or off site						
1	To meet the	Deliver homes to meet the needs of the	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the						
	diverse	population in terms of quantity, quality;		objective		objective						
	housing	Promote improvements to the existing and										

	++		+	0			?	-			1
KEY	Very positive i	mpact	Positive impact likely	No signif	icant ef	fect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
_	likely			no clear li	ink		insufficient information		likely		how it is implemented
				•		•		•			
	needs of the	future h	nousing stock;								
	population in	 Locates 	sites in areas of known hou	sing							
	a sustainable	need;									
,	way.	 Deliver 	community facilities for the	e needs							
			opulation;								
			pitches required for Gypsie	s and							
			ers and Showpeople.								
2	Improve the		ocating development where	2	0	There	is no clear link between th	nis alternative and the	0	There is no clear I	ink between this alternative and the
	health and		mental circumstances coul			object	tive			objective	
,	well-being of		ely impact on people's heal								
	York's	•	e access to openspace / mu	•							
	population	•	nal openspace								
			es a healthier lifestyle thou	gh access							
			re opportunities (walking /	_							
			es access to healthcare;	0,06/							
			s or promotes safety and se	curity							
		for resid	•	contry							
			that land contamination/po	llution							
			ot pose unacceptable risks t								
3	Improve		good education and training		+	Receiv	ving contributions from all	types of development	+	Provision from de	evelopment with high construction costs
	education,		unities for all;	'6			d have a positive impact in	• • • • • • • • • • • • • • • • • • • •			sitive contribution to supporting skills and
	skills		t existing higher and furthe	r			ng provision is available to	•		training opportun	•
	development		onal establishments for cor				opulations.				
	and training	success		itiiiaca						Whilst it may see	m that provision may not be as extensive
	for an		good quality employment			To ma	ximise provision through	this approach, a sliding			that the contributions would only be
	effective		unities available to all.				of provision is likely to be				er cost development, it is likely that this
,	workforce	орроги					butions are required from	•			st viable way to deliver training and
							e maximum provision.	,			more successful in delivery.
							•			·	•
										To maximise this	provision, high cost sites should make
						<u> </u>				some training opp	portunities available on site.
4	Create jobs	Help de	liver conditions for busines	s success	+ -	Evider	nce base shows that the hi	gher educational	+	Pursing provision	of skills and training opportunities from
	and deliver	and inv	estment;			attain	ment and skills within Yor	k has helped to support		the large-scale hig	gh value schemes should enable a positive
	growth of a	 Deliver 	a flexible and relevant wor	kforce		and m	ninimise the impacts of the	economic downturn.		contribution towa	ards ensuring skills development within
	sustainable,	for the	future;			Positiv	vely supporting skills and t	raining development at		York. It has alread	dy been approved that the city has been
	low carbon	 Deliver 	and promote stable econor	mic			els with contributions fron	•			onomic downturn due to this and
	and inclusive	growth				should	d therefore have a positive	effect in supporting the			d be positive over for the economy. It is
	economy	• Enhance	e the city centre and its			overal	ll workforce as well as the	overall economy.		anticipated that t	his approach would enable opportunities
		opportu	unities for business and leis	ure;						to be delivered be	oth on and off site
			the appropriate infrastruct				ring all development to co				
			nic growth;				ng provision may cause via				gh value schemes to provide opportunities
			t existing employment drive	ers;		sites ii	n terms of the sum of cont	ributions that would		should enable the	costs of implementation to be absorbed

	++	+	0	?	-		1
(H)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

		•				· ·
		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	 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	 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	 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	 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

	++		+	0			?	-			1
KEY	Very positive i	mpact	Positive impact likely	No signif	ficant eff	fect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clear l	ink		insufficient information		likely		how it is implemented
	high quality and connected natural environment		e opportunities for people to ural environment.	o access							
9	Use land resources efficiently and safeguard their quality	Preven and rerSafeguand moConserSafeguand mo	previously developed land; t pollution contaminating the mediate any existing contant and soil quality, including the ost versatile agricultural land we or enhance allotments; and mineral resources and efficient use.	ne land nination; e best d;	0	There object	is no clear link between th	is alternative and the	0	There is no clear l objective	ink between this alternative and the
10	Improve water efficiency and quality		ve water resources and qua e the quality of rivers and waters.	ility;	0	There object	is no clear link between th	is alternative and the	0	There is no clear l objective	link between this alternative and the
11	Reduce waste generation and increase level of reuse and recycling	recyclir	e reduction, re-use, recoveng of waste; e and increase resource eff	•	0	There object	is no clear link between th	is alternative and the	0	There is no clear l objective	link between this alternative and the
12	Improve air quality	activitie Minimi new de transpo techno Suppor emissio Improv new de Avoid le negativ Avoid le existing result in future e	se and mitigate emissions to velopment (including reduce of emissions through low elogies and fuels); at the development of city was infrastructure; are air quality in AQMAs and signations; acating development where the proof air quality; acating development in are groof air quality where it can negative impacts on the haccupants/users; are sustainable and integrate of the network to minimise the	o air from cing mission vide low prevent e it could as of ould realth of ed	0	There object	is no clear link between th	is alternative and the	0	There is no clear I objective	link between this alternative and the
13	Minimise		risk of flooding;		0	There	is no clear link between th	is alternative and the	0	There is no clear l	ink between this alternative and the

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KEY	Very positive i	mpact	Positive impact likely	No signifi		ct /	Uncertain or	Negative impact likely		negative impact	Positive or negative impact depending on
	likely			no clear li	nk		insufficient information		likely		how it is implemented
	flood risk and reduce the impact of flooding to people and property in York	does no • Deliver	development location and o ot negatively impact on floo or incorporate through des able urban drainage system	d risk; ign		objecti	ive			objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 and set Promot Conserr designal setting; Conserr contribution of the Conserration of the Conserration of the Conserration of the Conserration of the Conservation of the Conse	ve or enhance those elemer ute to the 6 Principle Charac City as identified in the Herit aper.	nd non- ir nts which cteristics rage	l l	There object	is no clear link between thi ive	s alternative and the	0	There is no clear lobjective	ink between this alternative and the
15	Conserve or enhance York's natural and built landscape	includirProtect sites;Promot its urba with th	ve or enhance the landscape ng areas of landscape value or enhance geologically im te high quality design in con- an and rural landscape and in e "landscape and Setting" was ge Topic Paper.	portant text with n line	l l	There objecti	is no clear link between thi ive	s alternative and the	0	There is no clear lobjective	ink between this alternative and the
Gen	eral	riciitag	o replai aperi		Both opt	ion 1 a	and 2 are likely to have a po	ositive impact on the provi	sion of sl	ı kills and training. Ho	wever, it is more likely that option 2 will
							, 0	is likely to impact less on	the viabi	ility of development	given that costs could be subsumed within
	erred Approach						uction costs.				66.11
					 Option 2: Require only development with construction costs of over £1m or more to provide skills and training, on or off site 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. 						viability and costs being able to subsume By doing this, it will also contribute to the
Reco	mmendations										

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

Section 15: Universities

SA	Objective		-	1: Rely on NPPF to guide form and n of new development		2: Provide generic local criteria to orm and location of university oment		3: Provide detailed local criteria to orm and location of university pment
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	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.	+	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. 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.	+	This would have similar effects as poor option 2.
2	Improve the health and well-being of York's population	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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

	++		+	0			?	-				I
KFY	Very positive i	impact	Positive impact likely	No sig	nificant (effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
_	likely			no clea	r link		insufficient information	_		likely		how it is implemented
3		does no health. Provide opport Suppor educat success Provide opport Help de success Deliver for the Deliver growth Enhanc opport Provide for eco Suppor	that land contamination/poot pose unacceptable risks to good education and training unities for all; the existing higher and further ional establishments for cores; the good quality employment unities available to all. Seliver conditions for business and investment; the aflexible and relevant wor future; and promote stable econorions.	obliution of one	+ +	"proacti collabor taken to widen co approac develop and won to estab Support educatio econom large en city whi investm at the u and high student. The univ a signific and so s of benef The NPF criteria: which m cause un establish determi On bala positive	PF states that a live, positive and rative approach should be to development that will shoice in education". This che would support ament of the universities riving together with them solish need. Iting the provision of consupports the overall by for York as this is a analysis and the activation of the chattracts ent/funding. The facilities niversities are well known ally regarded attracting as from around the world. It wersities within York make cant contribution to this supporting this would be	++	the overall educ students and the generic approace more locations of but this may be specific requirer a result of new of Supporting the peducation support economy for You employment set which attracts in The facilities at the well known and attracting stude the world The unit york make a sign contribution to the supporting this well	likely to have a on delivery of opment supporting ational needs of a university. A his likely to offer or development in conflict with ments to be met as development. Drovision of orts the overall of the ast his is a large of the city ovestment / funding. The universities are highly regarded onts from around niversities within hifficant of the city over the city ovestment of the city ovestment of the universities within hifficant of the city over the city ove	+	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. 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	ty and deprivation and exclusion across the c		ne city; cilities	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this the objective	0	There is no clear link between this alternative and the objective

\top	++		+	0			?	-				
KEY		mpact	Positive impact likely	_	nificant (effect /	Uncertain or	Negativ	e impact likely	Very negative in	-	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
		• Promo	d; duce homelessness; te the safety and security fo and/or property.)r								
6	Reduce the need to travel and deliver a sustainable integrated transport network	accessi and cyc car; • Deliver suppor	development where it is ble by public transport, wall cling to minimise the use of transport infrastructure whats sustainable travel options te sustainable forms of travel congestion.	the nich s;	+	of devel access to transport way to r movement	nerefore likely to have a	+	guide developme suitable to their taking account o criteria. This wo transport criteria and influence the development. In order to maxin being accessible transport, it may have a more det understanding or oute which genenot include.	ould enable York to ent to places requirements f wider location uld enable a to be included e location of mise development by public be necessary to ailed f the transport eric criteria would	+	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	Plan or for the Provide renewatechno Promormateria and con	te sustainable design and bu als that manage the future r nsequences of climate chan a to the principles of the ene	asures nge; uilding risks ge;	+	location could th contribu	PF supports the co- of different uses and erefore positively ate to minimise the need I to access facilities.	+	term through co	gained in the long- -locating facilities in highest demand 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	national habitat SSSIs; Conser nature Create geodive	ve or enhance international ally significant priority species within SACs, SPAs, RAMSA ve or enhance locally impor conservation sites (SINCs); new areas or site of bio-diversity value; se connectivity of green	es and ARs and tant	0		no clear link between rnative and the objective	0	There is no clear alternative and t	link between this he objective	0	There is no clear link between this alternative and the objective

\top	++		+	0			?	-				ı
KEY	Very positive i likely	mpact	Positive impact likely	No signoclea	nificant (r link	effect /	Uncertain or insufficient information	Negati	ve impact likely	Very negative ir likely	-	Positive or negative impact depending on how it is implemented
	accessible high quality and connected natural environment	enviror • Provide	ructure and the natural nment; e opportunities for people to the natural environment.	0								
9	Use land resources efficiently and safeguard their quality	Re-use previously developed land; Prevent pollution contaminating the and remediate any existing contamination; ard vality Safeguard soil quality, including the and most versatile agricultural land Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. Conserve water resources and qual Improve the quality of rivers and groundwaters.					no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	encourage their efficient use. Conserve water resources and quality improve the quality of rivers and groundwaters.			0		no clear link between rnative and the objective	0	There is no clear alternative and	r link between this 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	recyclin	ng of waste; te and increase resource	ry and	0		no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	activitie Minimi from noreducir low em Suppor low em Improv preven Avoid low existing result i of futu Promot	e all emissions to air from cues; se and mitigate emissions to ew development (including ng transport emissions throus ission technologies and fue t the development of city was ission infrastructure; re air quality in AQMAs and t new designations; ocating development where negatively impact on air qual ocating development in are ng poor air quality where it con n negative impacts on the h re occupants/users; te sustainable and integrate out network to minimise the	o air ugh ls); vide it lity; as of ould lealth	0		no clear link between ernative and the objective	0	There is no clear alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective

>	++	·	+ · · · · · · · · · · · · · · · · · · ·	0	10	cc . /	f		-				
KEY	Very positive i	mpact	Positive impact likely	_	gnificant	effect /	Uncertain		Negativ	e impact likely	Very negative in		Positive or negative impact depending on
	likely			no clea	ar link		insufficient informa	ation			likely		how it is implemented
						1			-11				,
		the car.											
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does not does n	risk of flooding; development location and ot negatively impact on floo or incorporate through des able urban drainage system	d risk; sign	0	this alte	no clear link betwee	ctive	0	alternative and th	ŕ	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	we or enhance the special er and setting of the historie or enhance local culture; we or enhance designated a signated heritage assets an eve or enhance those elementation that is the 6 Principle teristics of the City as identifiage Topic Paper.	nd d their nts	+	Universi Education York's had therefore this into	proach should suppor ities in the long-term on is a key componen neritage and it is re likely that supporti o the future will have rm cultural benefit.	nt of	+	likely that suppor future will have a cultural benefit.	e long-term. y component of nd it is therefore ting this into the long-term	+	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	 Protect importa Promot with its line wit 	ve or enhance the landscape ng areas of landscape value or enhance geologically ant sites; te high quality design in con urban and rural landscape h the "landscape and Settir the Heritage Topic Paper.	text and in		specify connect than to should a approaci interprecombinity permiss on the lavoided	PF approach does not location criteria in tion with landscape of state that development of the control of the c	other ent This	+	Using a locally de approach would a factors to be con location of new of the more generic however, the month have a negative in identifying specification.	allow landscape sidered in the levelopment. the criteria re likely it is to mpact through not	+	Using a locally derived detailed criteria approach would allow landscape factors to be carefully considered in the location of new development.
Gene					Option of the thelps to	detailed e 2 and 3 a university o remove	re both likely to have to be considered in a uncertainty for futur	nt the env e a positi a detailed re growth	vironme ve impa d way a n.	ental impacts of loc act for the developi nd enable a proact	ation would be mitig ment of universities. ive and collaborative	Howeve	or educational facilities. However it would er Option 3 would allow the specific needs ch to be undertaken in their location. This
Prefe	erred Approach				• т	his approa	e detailed local criter ach is likely to have and the university.						ing the overall educational needs of

		++	+	0		?	-		1
	KEY	Very positive impact	Positive impact likely	No sign	ificant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
		likely		no clear	link	insufficient information		likely	how it is implemented
					 It would all 	ow the specific needs of the	e university to be considere	d in a detailed way and ena	ble a proactive and collaborative approach.
					 Specifying 	locations or criteria for univ	ersity expansion would set	out the council's policy clea	rly reducing negotiations of what would
					and would	not be acceptable location	for development.		
					 This approx 	ach is likely to have a positiv	e environmental through a	llowing specific principles to	be included.
Re	com	nmendations			The policy shoul	d ensure that any further d	levelopment permitted in o	connection with the Univers	sities, this should consider the impacts of
					landscape as set	out in the Heritage Topic F	Paper as an initial reference	e to the design and form of	development to minimise adverse impacts
					on the landscap	e, particularly in the Heslin	gton area		

SECTION 16 DESIGN AND THE HISTORIC ENVIRONMENT

16.1:	Design a	nd	the Historic Environment										
SA Object	ctive			new affec	on 1: Restrict all development ting heritage mations	deve desig	on 2: Restrict all new elopment affecting gnated and non- gnated heritage urce	Plani to gu relat	on 3: Rely on National ning Policy Framework uide development in ion to heritage gnations/resources	polic deve	on 4: Provide local y to guide new lopment in relation to heritage designations	polic deve to de	on 5: Provide local y to guide new lopment in relation esignated and non- gnated heritage urces
div nee	o meet the verse housing eeds of the opulation in a stainable ay.	•	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	٠.	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

	++		0	Ş		-				1		
KEY	Very positive im	pact Positive impact likely	No significa			or Negative in	npact li		impac	_		t depending on
	likely		no clear link	insuff	cient inf	ormation		likely		how it is implement	ed	
								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	Avoid locating development wenvironmental circumstances in 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 as security for residents; Ensure that land contamination/pollution does pose unacceptable risks to healthcare.	could / g) p; nd	No significant effect/clear link, although design ir 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	Provide good education and tr opportunities for all; Support existing higher and fur educational establishments for continued success; Provide good quality employm opportunities available to all.	raining 0 rther r	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,	 Help deliver conditions for bus success and investment; Deliver a flexible and relevant 		Given the concentration of designated	?	Given the concentration of designated and non-	ý	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

_	++		+	0			?			-					I		
KEY	Very positive im	pact	Positive impact likely	No sig	nifican	t effect /	Uncertai		or	Negative im	pact li	kely	Very negative	impact			t depending on
	likely			no clea	r link		insufficie	ent info	ormation				likely		how it is implement	ed	
	low carbon and		workforce for the future;			heritage as			designate	_			ial harm to a		development that		development that
	inclusive	•	Deliver and promote stable			York restric	cting all		assets in Y	ork		design	ated heritage		affects designated		affects and non-
	economy		economic growth;			new develo	opment		restricting	all new		asset o	or its setting		heritage assets,		designated heritage
		•	Enhance the city centre and	its		would redu	ice the		developm	ent would		that is	not outweighed		which could reduce		assets, which could
			opportunities for business ar	nd		amount of	land		reduce the	e amount		by eco	nomic, social		the amount of land		reduce the amount
			leisure;			available fo	or		of land av	ailable for		and en	vironmental		available for new		of land available for
		•	Provide the appropriate			economic			economic			benefit	t. In weighing		economic		new economic
			infrastructure for economic s	growth;		developme	ent and		developm	ent and		up app	olications that		development and		development and
		•	Support existing employmen	t		thus restric	ct		thus restri	ct growth,		affect i	non designated		would therefore		would therefore
			drivers;			growth, wh	nich		which wo	uld mean		heritag	ge assets, a		have uncertain		have uncertain
			Promote a low carbon econo	mv		would mea	in that		that impa	cts on this		balanc	ed judgement		impacts on this		impacts on this
				,.		impacts on	this		objective a	are		will be	required		objective. However,		objective. However,
						objective a	re		uncertain.			having	regard to the		identifying those		identifying those
						uncertain.			Protection	of the		scale o	of any harm or		assets that		assets that
						Protection	of the		historic			loss an	nd the		contribute most to		contribute most to
						historic			environme	ent is		signific	cance of the		York's historic		York's historic
						environme	nt is		important	as		heritag	ge asset. Given		environment could		environment could
						important a	as		tourism re	lated to it		the co	ncentration of		help in weighing up		help in weighing up
						tourism rel	ated to		is an econ	omic		design	ated and non-		applications that		applications that
						it is an ecor	nomic		driver for	York.		design	ated heritage		help deliver		help deliver
						driver for Y	ork.					assets	in York this		economic growth.		economic growth.
												could p	potentially		Protection of the		Protection of the
												reduce	the amount of		historic		historic
												land av	vailable for		environment is		environment is
												econor	mic		important as		important as
												develo	pment and thus		tourism related to it		tourism related to it
												restric	t growth, which		is an economic		is an economic
												would	therefore have		driver for York.		driver for York.
												uncert	ain impacts on				
												this ob	jective.				
5	Help deliver	•	Address existing imbalances	of	0	No significa	ant	0	No signific	ant	0	No sign	nificant	0	No significant	0	No significant
	equality and		equality, deprivation and exc	clusion		effect/clear	r link,		effect/clea	ar link,		effect/	clear link,		effect/clear link,		effect/clear link,
	access to all		across the city;			although de	esign in		although o	design in		althou	gh design in		although design in		although design in
		•	Provide accessible services a	nd		relation to	the		relation to	the		relatio	n to the historic		relation to the		relation to the
			facilities for the local popular	tion;		historic			historic			enviro	nment should		historic		historic
			Provide affordable housing to			environme	nt		environme	ent should		consid	er the safety		environment should		environment should
			demand;			should con	sider		consider t	he safety		and se	curity of		consider the safety		consider the safety
			Help reduce homelessness;			the safety a	and		and securi	ty of		resider	nts.		and security of		and security of
			Promote the safety and secu	rity for		security of			residents.						residents.		residents.
			people and/or property.	.,		residents.											
6	Reduce the	•	Deliver development where	it is	?	Given the		?	Given the		?	The NF	PPF seeks to	?	It is assumed that a	?	It is assumed that a
	need to travel		accessible by public transpor	t,		concentrat	ion of		concentra	tion of		restric	t development		local policy would		local policy would
	and deliver a		walking and cycling to minim	ise the		designated			designate	d and non-		that w	ould cause		seek to restrict		seek to restrict
			, j														1

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KEY	Very positive im	pact	Positive impact likely	No sig	gnifican	t effect /	Uncertai		or	Negative in	npact li	kely	Very negative	impact	t Positive or negative	impac	t depending on
	likely			no clea	ar link		insufficie	ent info	ormation				likely		how it is implement	ed	
	sustainable		use of the car;			heritage a	ssets in		designate	d heritage		mater	ial harm to a		development that		development that
	integrated	•	Deliver transport infrastruct	ure		York restri	cting all		assets in	York		design	ated heritage		affects designated		affects and non-
	transport		which supports sustainable t	travel		new devel	opment		restrictin	g all new		asset o	or its setting		heritage assets,		designated heritage
	network		options;			could resti	rict		developn	nent could		that is	not outweighed		which could restrict		assets, which could
		•	Promote sustainable forms	of travel:		delivery of	:		restrict d				nomic, social		delivery of transport		restrict delivery of
			Improve congestion.	J. C. G. C.,		transport			transport	•		•	vironmental		infrastructure and		transport
			improve congestion.			infrastruct	ure.		infrastruc				t. In weighing		would therefore		infrastructure and
						which wou	-			uld mean			olications that		have uncertain		would therefore
						mean that				cts on this			non designated		impacts on this		have uncertain
						impacts or			objective				ge assets, a		objective. However,		impacts on this
						objective a			uncertain				ed judgement		identifying those		objective. However,
						uncertain.	116		uncertain	•			required		assets that		identifying those
						uncertain.							•				assets that
												_	regard to the		contribute most to York's historic		
													of any harm or				contribute most to
												loss ar			environment could		York's historic
												_	cance of the		help in weighing up		environment could
												,	ge asset. Given		applications that		help in weighing up
													ncentration of		help deliver		applications that
												_	ated and non-		sustainable		help deliver
												_	ated heritage		transport		sustainable
												assets	in York this		infrastructure.		transport
												could	potentially				infrastructure.
												restric	t delivery of				
												transp	ort				
												infrast	ructure, which				
												would	therefore have				
												uncert	ain impacts on				
												this ob	jective.				
7	To minimise	•	Reduce or mitigate greenho	use gas	3	Given the		?	Given the	!	?	The NI	PPF seeks to	3	It is assumed that a	?	It is assumed that a
	greenhouse		emissions from all sources;			concentra	tion of		concentra	ation of		restric	t development		local policy would		local policy would
	gases that	•	Plan or implement adaptation	n		designated	t		non-desig	gnated		that w	ould cause		seek to restrict		seek to restrict
	cause climate		measures for the likely effect	ts of		heritage a	ssets in		heritage	assets in		mater	ial harm to a		development that		development that
	change and		climate change;			York restri	cting all		York rest	icting all		design	ated heritage		affects designated		affects and non-
	deliver a	•	Provide and develop energy	from		new devel	opment		new deve	lopment		asset o	or its setting		heritage assets,		designated heritage
	managed		renewable, low and zero car			could resti	rict the		could res	trict the		that is	not outweighed		which could restrict		assets, which could
	response to its		technologies;	~311		use of sust			use of su				nomic, social		the use of		restrict the use of
	effects		Promote sustainable design	and		design and				d building		•	nvironmental		sustainable design		sustainable design
			building materials that mana			building m			materials	_			t. In weighing		and building		and building
			future risks and consequenc	_		or renewa			renewabl				olications that		materials or		materials or
				es 01		energy sou			sources,				non designated		renewable energy		renewable energy
			climate change;	la .a		which wou	-		would me				ge assets, a		sources and would		sources and would
		•	Adhere to the principles of t	ne		mean that			impacts				ge assets, a ced judgement		therefore have		therefore, have
			energy hierarchy.										, ,				· ·
						impacts or	i tillS		objective	are		will be	required		uncertain impacts		uncertain impacts

KEY	Very positive im	pact Positive impact lik	kely No sign no clear			Uncertaii insufficie			Negative im	pact li	kely	Very negative likely	impact	Positive or negative how it is implement		depending on
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	 Protect and enhance and nationally signific species and habitats v SPAs, RAMSARs and S Protect and enhance important nature con (SINCs); Create new areas or s diversity / geodiversit Improve connectivity infrastructure and the environment; Provide opportunities access the natural environment 	ant priority within SACs, SSIs; locally servation sites ite of bio- cy value; of green e natural	0	objective are uncertain. No significar effect/clear	nt	0	uncertain. No significa effect/clear		0	scale of loss are significated the condesign design assets could restrict sustain renew sources therefuncert this ob-	g regard to the of any harm or and the cance of the ge asset. Given incentration of nated and non-nated heritage in York this potentially at the use of nable design and ng materials or rable energy es, which would fore have tain impacts on ojective. Inificant /clear link.	0	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. No significant effect/clear link.	0	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. No significant effect/clear link.
9	Use land resources efficiently and safeguard their quality	 Re-use previously dev Prevent pollution con land and remediate at contamination; Safeguard soil quality, best and most versati land; Protect or enhance al Safeguard mineral resencourage their efficience 	taminating the ny existing , including the le agricultural lotments; sources and		No significar effect/clear		0	No significa effect/clear		0		nificant /clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

KEY	Very positive im likely	pact Positive impact likely No sig no clea		t effect / Uncerta insuffici		or Negative in ormation	npact li	ikely Very negative likely	impad	Positive or negative how it is implement		t depending on
10	Improve water efficiency and quality	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	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	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	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,	 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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KEY	Very positive im	pact	Positive impact likely	No sig	nificant	effect /	Uncertai	n	or	Negative in	npact li	ikely	Very negative	impact	Positive or negative	impac	t depending on
	likely			no clea	ar link		insufficie	ent info	ormation				likely		how it is implement	ed	
	cultural heritage, character and setting	•	Preserve or enhance designated non-designated heritage assitheir setting; Preserve or enhance those et which contribute to the 6 Pri Characteristics of the City as identified in the Heritage Top Paper.	ets and lements nciple oic		York, resti all new developm would hav positive in this object However, designate heritage a also contr York's hist environm would not protected same exte	ent re a npact on tive. non- d ssets ibute to coric ent and be to the		ensure the special chand setting historic congresserved as all desand non-	g all new nent would nat the naracter ng of the ity was d, as well ignated designated assets and		asset of that is by eccand ender the is applicated that is applicated and is applicated that is applicated and is applicated that is applicated and is appli	nated heritage or it's setting is not outweighed onomic, social nvironmental it. In weighing ations that non designated ge assets, a ced judgement e required g regard to the of any harm or nd the cance of the ge asset. Given oncentration of nated and non- nated heritage is in York there be conflicts een the need for opment and the ic environment yould need to be mined at ation 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	•	Preserve or enhance the land including areas of landscape Conserve or enhance geolog important sites; Promote high quality design context with its urban and rulandscape and in line with th "landscape and Setting" with Heritage Topic Paper.	value gically in gral e	+	Given the concentra designate heritage a York, restrall new developm would have positive in the built landscape However, designate heritage a also contry York's hist	d ssets in ricting ent re a npact on . non- d ssets ibute to	++	designate assets in restrictin developn	ation of ed and non- ed heritage York, g all new nent would hat the built e was	+	restrice that we mater design asset of that is by eccand ending application and the that is benefit to be a substitute of the substitute o	PPF seeks to at development yould cause rial harm to a nated heritage or its setting anot outweighed phomic, social nations that non designated ge assets, a ced judgement e required gregard 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

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KEY	Very positive impact	Positive impact likely	No significan	t effect /	Uncertair	n or	Negative im	pact lik	ely	Very negative	impact	Positive or negative	impact depending on		
	likely		no clear link		insufficie	nt information				likely		how it is implement	ed		
				environme						of any harm or		positive impact on	whilst ensuring that		
				would not					loss ar			ensuring the built	the built landscape		
				protected						cance of the		landscape that is	that is unique to		
				same exte	nt.					ge asset. Given		unique to York is	York is preserved.		
										ncentration of		preserved.			
									_	nated and non-					
									_	nated heritage in York there					
										be conflicts					
										en the need for					
										opment and the					
										andscape that					
										need to be					
										mined at					
									applica	ation stage.					
Gene	ral		alter also unce deve	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 tourism related to it is a key economic driver for York.											
Prefe	rred Approach		have in the meet havir desig	a very posite city that note that note that note that needs age enough law and buildi	ive effect o eed to be co of York's p nd availabl ng materia	on the historic er onserved to ensi opulation. Unce e for developme	nvironment an ure the specia ertainties in re ent and conser energy source	d built l I charac lation to ving Yo	landsca cter and o the h ork's his	ppe of York, particed setting of the cit ousing and econostoric environments	ularly gi y is pres mic obje t. There	ven the concentration of served whilst also allowing ectives are inevitable give are also tensions betw	itage assets. This would of designated heritage assets ng for development that wen the tension between een the use of sustainable of heritage assets but would		
Reco	mmendations												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.											
			desig	n.											

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

Section 17: Green Infrastructure

17	.1: Biodive	rsity									
SA	SA Objective			Option 1: Rely on the NPPF to guide development in relation to biodiversity/ geodiversity/ landscape resources			2: Provide local policy to new development in n to only statutory ersity/geodiversity/ ape designations	policy in relation	3: Provide local level to guide new development cion to only statutory and atutory biodiversity/ ersity/ landscape ations	Option 4: Provide local policy t 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.	population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need;		No significant effect/clear link			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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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 nonstatutory 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

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KEY	Very positive i	impact	Positive impact likely	No sig	nificant (effect /	Uncertain	or	Negative impact likely	Very	negative impact	Positive	e or nega	tive impact depending on
-	likely			no clea	r link		insufficient info	ormation		likely		how it	is implen	nented
3	Improve	Provide	e good education and trainir	ng	0	No signi		0	No significant	0	No significant		0	No significant
	education,	opport	unities for all;			effect/c	lear link		effect/clear link		effect/clear link			effect/clear link
	skills	 Suppor 	t existing higher and further	er										
	development	educat	ional establishments for cor	ntinued										
	and training	success	s;											
	for an	Provide	Provide good quality employment											
	effective		unities available to all.											
	workforce													
4	Create jobs	Help deliver conditions for business		SS	0	No signi	ficant	0	No significant	0	No significant		0	No significant
	and deliver	success and investment;			effect/c	lear link		effect/clear link		effect/clear link			effect/clear link	
	growth of a	 Deliver 	a flexible and relevant wor	rkforce										
	sustainable,	for the	future;											
	low carbon	 Deliver 	and promote stable econor	mic										
	and inclusive	growth	ı;											
	economy	 Enhance 	ce the city centre and its											
		opportunities for business and leisure;												
		Provide the appropriate infrastructure												
		for eco	nomic growth;											
		 Suppor 	t existing employment drive	ers;										
		• Promo	te a low carbon economy.											
5	Help deliver	 Addres 	s existing imbalances of equ	uality,	0	No signi	ficant	0	No significant	0	No significant		0	No significant
	equality and	depriva	ation and exclusion across th	he city;		effect/c	lear link		effect/clear link		effect/clear link			effect/clear link
	access to all	 Provide 	e accessible services and fac	cilities										
		for the	local population;											
		Provide	e affordable housing to mee	et										
		deman	d;											
			educe homelessness;											
		Promo	te the safety and security fo	or										
			and/or property.											
6	Reduce the		development where it is		0	No signi		0	No significant	0	No significant		0	No significant
	need to travel		ble by public transport, wall	_		effect/c	lear link		effect/clear link		effect/clear link			effect/clear link
	and deliver a		cling to minimise the use of	the										
	sustainable	car;												
	integrated		transport infrastructure wh											
	transport		ts sustainable travel options											
	network		te sustainable forms of trave	el;										
			re congestion.											
7	To minimise	Reduce	e or mitigate greenhouse ga	IS	0	No signi		0	No significant	0	No significant		0	No significant
	greenhouse		ons from all sources;			effect/c	lear link		effect/clear link		effect/clear link			effect/clear link
	gases that		implement adaptation mea											
	cause climate	for the	likely effects of climate cha	inge;										
	change and	Provide	e and develop energy from											

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KEY	Very positive i likely	mpact	Positive impact likely	No sign no clear		effect /	Uncertain insufficient info	ormati	or ion	Negative impact likely		ery ely		e or nega is impler	ative impact depending on nented
8	deliver a managed response to its effects Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	techno Promormateria and cor Adhere hierarc Conser nationa habitat SSSIs; Conser nature Create geodive Improv infrastr enviror Provide	te sustainable design and buals that manage the future rasequences of climate change to the principles of the energy of the ener	risks ge; ergy l and es and ARs and rtant ersity /	+ -	conserventation in the control of th	PF supports the vation and ement of the environment. It is that: "The larg system contribute to hance the land local liment by: lecting and local liment by: lecting liment local liment local liment liment local liment liment local liment li	+		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.

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KEY			gnificant effect /	Uncertain	or Negative impact likely			_	tive impact depending on			
<u> </u>	likely	no cie	ar link	insufficient informat	ion	likely	now it	is implen	ientea			
9	resources efficiently and safeguard their quality - Cor - Safe	-use previously developed land; event pollution contaminating the land d remediate any existing ntamination; feguard soil quality, including the best d most versatile agricultural land; nserve or enhance allotments; feguard mineral resources and courage their efficient use.	tensio its app particu to site design relativ + - The NI protec enhan biodiv geodiv of lanc value. Whilst would protec resour interp theref more tensio deterr signific from c There approx develc of bioc geodiv value	rersity and areas discape and soil This approach I therefore have tive impact on ersity and larding land of larding la	This is likely to have the similar effects as per option 1. 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 on-protected sites, which although have no formal designation, may still be effected through development and have adverse impacts against this objective.	+ -	This will have similar effects to options 1 and 2. However, this affords further protection for non-designated sites. 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.	+	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 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.			

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KEY	Very positive in likely	mpact	Positive impact likely	No sigr no clear		effect /	Uncertain insufficient info	ormat	or ion	Negative impact likely		ery kely	-		e or nega s implem	tive impact depending on nented
10	Improve water efficiency and quality	Conserve water resources and quality; Improve the quality of rivers and groundwaters.		+ -	assesse both po negativ The NP enhanc minimis adverse biodive strong I water q	herefore d as having ositive and e effects. PF supports the ement and sation of e effects on rsity. There is a ink between quality and	+	-	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.	+	-	This likely to have si effects to option 2 although further protection towards statutory sites would afforded where wat quality is significant.	non d be er	+	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	
						importa particul which a to chan Askham Whilst t would a protect quality biodive to inter therefo more p tension determ significa from de	rsity which is ant to maintain, larly to sites are vulnerable ge such as a Bogg SSSI. this approach afford some ion to water in relation to rsity, it is open pretation and re there is otential for s to evolve in ining the ance of effects evelopment			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			However, this appro- would not protect nature conservation sites of local interes the species which ar not designated but i still be effected fron changing hydrology water quality	n et or re may m		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.
11	Reduce waste generation and increase level of reuse and recycling	recyclir	te reduction, re-use, recovering of waste; te and increase resource tey.	ery and	0		clear link	0		No significant effect/clear link	0		No significant effect/clear link		0	No significant effect/clear link
12	Improve air quality	activitie Minimi from ne	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through		0	No sign effect/o	ificant Clear link	0		No significant effect/clear link	0		No significant effect/clear link		0	No significant effect/clear link

Τ.	++		+	0			Ş		-						
KEY	Very positive i likely	mpact	Positive impact likely	No signi no clear		effect /	Uncertain insufficient info	ormatio	or Negative impagn		Very likely		e or nega is implen	ntive impact depending on nented	
		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	Ensure does noDeliver	development location and do to negatively impact on flood or incorporate through designable urban drainage systems	risk; gn	+	green as a positiv in mitiga as some biodiver simultar providir plain/wa	ng a flood ater storage n should it be	+	The conservation green assets will positive role to p mitigating flood r some sites of biodiversity value simultaneously providing a flood plain/water stora function should in required	have a blay in risk as e are		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	 charact Promot Consernon-desetting Consernwhich of Charact 	ve or enhance the special ter and setting of the historic te or enhance local culture; we or enhance designated an signated heritage assets and; we or enhance those element contribute to the 6 Principle teristics of the City as identificitage Topic Paper.	d their	+	This app to have impact of Natural guiding away fro value fo conserv ensuring	oroach is likely a positive on York's Landscape by development om area of r nature ation and g that new ment respects idscape	+	Nature conservat sites form part of overall character setting of York. O protecting the na designated sites therefore negative impact of the wi natural landscape York in a negative	f the r and Only ationally could vely ider e of		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	includir • Protect importa	ve or enhance the landscape ng areas of landscape value cor enhance geologically ant sites; te high quality design in cont		+ -	This app to have impact o Natural guiding	oroach is likely a positive on York's Landscape by development om area of	+	This is likely to ha similar effects to 1.Nature conserv sites form part of overall natural landscape of Yorl	option vation f the		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	

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KEY	Very positive i	mpact	Positive impact likely	No sign		effect /	Uncertain		or	Negative impact likely		negative impact		_	ative impact depending on
	likely			no clear	· link		insufficient info	ormati	ion		likely		how it	is implen	nented
		line wi	s urban and rural landscape th the "landscape and Settir the Heritage Topic Paper.			ensuring developi local lan character. Howeve constitutionserva NPPF is dinterpremay not	ation and that new ment respects dscape er r, what tes value and ation in the		t c	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 lood designated sites of therefore negative impact of the wide natural landscape York in a negative by ignoring other which are of value.	ne cally ould ely ler of way sites		conservation and landscape value are considered in guiding new development.
Gene	eral				and prolikely to Option locally which a Option would A locall whether positive Option	ovision for o have a por o have	ts the conservation of gains should positive approach to have significant disters, sites of lootected but of national y to option 2 is like any local species approach for property are designated to biodiversity a local level polici	I be old to bic not negocal interioral which the which tection and the control of	btaine odiver gative terest l inter o have chare on will prote geme uide r	ed where possible to halt or rity management and imp effects for York's biodiver t (SLRs) or Sites important rest. The long-term negative effect e not protected but of nation	decline a elementa sity give for natura ets givens onal inte me long-t ompliance	nd improve ecologication In that it only protective conservations (SI is that this lacks any erest. The with the NPPF but biodiversity/geodive	ts statuto NCs). It w protection ure all are at a mon	orks. Options of the control of the	nations and ignores any orignore any local species es of local interest (SLRs). It ature conservation interest c local scale to have a eatures
					approa	-	•			es of nature conversation v		-		-	•
Reco	mmendations				none										

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

	nfrastructure				
SA Objective			n 1: Protect all Green Infrastructure to the same level ective of its functions		n 2: Give greater protection to functional Green cructure (recreational space / allotments / green prs)
To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	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	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 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. Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to the wider city. 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 On balance, this is likely to have overall positive effects on this objective	++	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. Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to he wider city.
3 Improve education, skills	 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

	++		+	0	?		-			
KEY	Very positive i	mpact	Positive impact likely	No significant effect /	Uncertain	or	Negative impact likely	Very neg	ative im	pact Positive or negative impact depending on
	likely	•		no clear link	insufficien	t information		likely		how it is implemented
	e.y			no olear min						now it is implemented
4	development and training for an effective workforce Create jobs		e good quality employment eliver conditions for busines	opportunities available to a	II. +	Green Infrast	ructure can have a positive	impact on	+	Green Infrastructure can have a positive impact
	and deliver growth of a sustainable, low carbon and inclusive economy	 Delive Delive Enhan leisure Provid Suppo Promo 	r a flexible and relevant wo r and promote stable econo ce the city centre and its op ; e the appropriate infrastruc rt existing employment driv ite a low carbon economy.	rkforce for the future; mic growth; portunities for business and ture for economic growth; ers;		the economy attractive to I towards gaini would retain likely to be m considered co	through making the city vis ive and work. It can also co ng investment. Whilst this more Green Infrastructure, ore significant given that th ommensurate with function	sually ontribute option it is not nis		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	exclusi Provid popula Provid Help re	e affordable housing to mee educe homelessness;	cilities for the local	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	walking and cycling to minimise the use of the car; r a • Deliver transport infrastructure which supports sustainable travel options;				of the overall form attractiv promote alte by linking acr However, not capability and prioritise the	ructure can be used positive transport network. The rouse cycle and pedestrian rouse reactive forms of transport tooss the city. all Green Infrastructure had it would be more beneficient frastructure which had the used this to linked better to the rouse fragment.	utes can tes and to the car as this al to		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	Plan of climateProvid		s emissions from all sources asures for the likely effects o renewable, low and zero		Infrastructure the capability adapting to th	ain values associated with (is its multifunctionality, we to have value for mitigating the impacts of climate chang larly important for the mitigation.	hich has g and ge. In York,	+	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

KE	Very positive i	e impact		No significant effect /	Uncertain	or t information	Negative impact likely	Very nega likely	tive impa	act Positive or negative impact depending on how it is implemented
	deliver a managed response to its effects	 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 carbon sink a and can control However, not same capabil	green infrastructure can be s plants and vegetation sto ribute to cleaner air. all Green Infrastructure ha ity for this and therefore m or this purpose.	e used as a pre carbon		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 , biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	priority SSSIs; Conser sites (S Create Improve	new areas or site of bio-div ve connectivity of green infr nment; e opportunities for people t	n SACs, SPAs, RAMSARs and tant nature conservation ersity / geodiversity value; astructure and the natural	+	objective as i different spac and biodivers However, wh be of value, t and only cons network. Pot	ere sites are designated or heir significance may be ov sidered as part of the wide ential conflicts may arise fr nctionality within areas of	t for linking g wildlife known to verlooked r GI	+ (1)	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	Preven existingSafegu agriculConser	previously developed land; it pollution contaminating th g contamination; lard soil quality, including th tural land; rve or enhance allotments; lard mineral resources and e	ne land and remediate any	+	green infrasti the most fund parcels of GI there would I qualityHow would resist of	eve a positive impact by pro- ructure. However, by not p ctional space it may leave s more vulnerable to change be more areas to maintain ever, it is likely that this ap development of greenfield his is likely to have a positiv	orioritising some e given that as high proach land	d	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				+	Water resour integral part Protecting all effect on this However, by space it may	ces, including York' rivers for York's Green Infrastruction aspects of GI should have and prioritising the most fulleave this more vulnerable	from an ure. a positive unctional	t	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		te reduction, re-use, recove te and increase resource eff		0	No significant	effect/clear link		0 0	No significant effect/clear link

KEY	\/am. masitive:		Pasitiva immast libely	O No significant effect /	!	in an	Nagativa imagat libali	\/am	adina ia	Decition of property of the pr
포	Very positive i	mpact	Positive impact likely	no clear link	Uncerta	in or ient information	Negative impact likely	Very neg	ative in	pact Positive or negative impact depending on how it is implemented
	пкету			no clear link	Insumc	lent information		likely		now it is implemented
	and increase level of reuse and recycling									
12	Improve air quality	Minimic (including technol) Support infrastrem improvement on air questrem in future of the promote minimic including the control of the promote minimic including the control of the promote minimic in the control of the co	ng reducing transport emissiogies and fuels); It the development of city wouture; It air quality in AQMAs and pocating development where wality; It could result in negative in occupants/users; It is sustainable and integrates the use of the car.	o air from new developmentions through low emission ide low emission prevent new designations; it could negatively impact as of existing poor air quality apacts on the health of	,	contribution as a buffer to concentration Furthermore carbon sink and can con	tructure can make a positiv to improving air quality by o roads and areas of high on of air pollutants. e green infrastructure can be as plants and vegetation sto tribute to cleaner air.	being used e used as a ore carbon	+	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. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure impactDeliver	risk of flooding; development location and o on flood risk; or incorporate through des e systems (SuDs).	,	+	a multi-fund flood water However, no same capabi	structure in York has an imp tional role to play, particul storage. ot all Green Infrastructure hallity for this and therefore mand the purpose	arly for the	++	Green Infrastructure in York has an important has a multi-functional 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	historicPromotConservassets aConservassets a	e or enhance local culture; we or enhance designated a and their setting; we or enhance those elemen e Characteristics of the City	naracter and setting of the and non-designated heritage ats which contribute to the as identified in the Heritag		character an protected menvironmen reduce the aprotected si develop land quality .This features neceptoride the	tructure is an integral part of disetting. Ensuring that all of ay put pressure on the natutal for development given it ability to maintain a high quates and reduce the flexibility of that was less functional or approach would not recognessarily that are functional most benefit for the city result of the city result positive effect than optice.	of this is iral would ality on all to high hise the key and sulting in a	++	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.
15	Conserve or enhance York's natural and built landscape	nhance landscape value ork's natural nd built Promote high quality design in context with its urban and run					tructure is an integral part of d setting. Ensuring that all of ay put pressure on the natu tal for development given it ibility to maintain a high quates and reduce the flexibility	of York's of this is iral would ality on all	++	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

	++	+	0	?	-		I
KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impa	ct Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
Gene	eral			quality .This a features nece provide the n less significar Option 1 is likely to ha a recognition for its sp biodiversity and trans Option 2 is likely to ha	ecial contribution to York's port networks around the c	ise the key and alting in a n 2 protection of York's Gre character and setting of ity.	dditional benefits on the historic character and etting. en Infrastructure. However, this is likely to lack the and the ways in which it connects otection of York's Green Infrastructure given thing of the city as well as its multifunctional
Prefe	erred Approach			Option 2: Give greater This option is like protected. This wider city. Green Infrastructurous work as well as in Green Infrastructurous identified function	ely to have positive social be vould have positive effects ture can have positive bene nvest. ture has a multitude of ben	enefits by ensuring that s for health and well-being fits for the economy by efits for the environmen mpact on flood risk, clim	eational space, allotments, green corridor) spaces which have identified functions will be g as well as connectivity and accessibility to the making the city an attractive place to live and t and general protection of the ones with ate change mitigation and adaptation,
Reco	mmendations			None.			

17	'.3: Open S	Space						
SA	Objective			on 1: Do not protect existing eational open space	Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it			vide local level policy to protect existing eational open space/ green infrastructure access to it
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, qualities. 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. 	5	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 • Avoid locating development where the health 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

	++		+	0			?	-				I
KEY	Very positiv	e impact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negativ	ve impact likely	Very negative imp	act	Positive or negative impact depending on
	likely			no clear	r link		insufficient information			likely		how it is implemented
	and well- being of York's population	 Improfunction Promacces cyclin Improfor re Ensur conta 	ively impact on people's heap ove access to openspace / m ional openspace otes a healthier lifestyle tho is to leisure opportunities (wig) oves access to healthcare; des or promotes safety and sidents; the that land mination/pollution does not exeptable risks to health.	ulti- ugh alking / security		protect sp important well-being space and to develop	d well-being as it would not aces which supply functions for health and prices. This could leave the open green infrastructure open oment.		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 developme nt and training for an effective workforce	oppoiSuppoieducacontiiProvid	de good education and train rtunities for all; ort existing higher and furtheational establishments for nued success; de good quality employment rtunities available to all.	er	0	No signific	ant effect/clear link	0	No significant ef	fect/clear link	0	No significant effect/clear link
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	succe Delive for th Delive growl Enhar oppor Provie for ec Suppe	deliver conditions for busine ss and investment; er a flexible and relevant wo e future; er and promote stable econoth; noce the city centre and its rounities for business and leide the appropriate infrastructionomic growth; ort existing employment drivote a low carbon economy.	orkforce omic sure; cture		effects on Infrastruct protection areas of o to the ove and its po both busin people to approach forward fo long-term on the eco	oach would have negative open space and Green ture Given that no n would be afforded to penspace. These contribute rall attractiveness of York tential for investment in ness and encouraging locate to York. This may enable land to come or development but in the could have negative effects onomy.		contribute towa investment. The that openspace Infrastructure w	on the economy the city visually and work. It can also rds gaining NPPF would ensure and Green ere protected which ently result in the city	+	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		ess existing imbalances of eq vation and exclusion across t			This optio	n could help reduce access pace through not protecting	+		ach is likely to have a on ensuring provision and green	++	This will have the maximum long-term benefits for accessibility to open space and connectivity using green

	++		+	0		?		-				1
KEY	Very positiv	e impact	Positive impact likely	No sign	nificant effect	/ Und	icertain or	Negativ	e impact likely	Very negative impa	ict	Positive or negative impact depending on
	likely			no clear	r link	insu	sufficient information			likely		how it is implemented
	and access to all	for theProvideddemailHelp rPromotion	le accessible services and face local population; le affordable housing to meand; educe homelessness; ote the safety and security for e and/or property.	et	This a	oproach g	goes against the NPPF		for use as recrea	it would protect it tional space as well cessible transport oplicable		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. Overall this is likely to have a positive impact.
6	Reduce the need to travel and deliver a sustainable integrated transport network	access and cy car; Delive suppo Promo	or development where it is stible by public transport, wal ycling to minimise the use of our transport infrastructure what sustainable travel option on the sustainable forms of travel congestion.	the hich is;	can im sustaii both p netwo	pact the nable tran art of the rk as wel	green infrastructure e connectivity of insport routes that are le strategic transport ell as being part of the infrastructure network.	+	open space. The attractive cycle a and promote altransport to the the city. However, open to interpremay arise betwee protection to be assets in the long	and protection of eroutes can form and pedestrian routes ernative forms of car by linking across er, this approach is tation and tensions en the level of placed on certain g-term.	+	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.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emissi Plan o for the Provid renew techno Promo mater and co	te or mitigate greenhouse gations from all sources; or implement adaptation metal likely effects of climate challe and develop energy from vable, low and zero carbon ologies; ote sustainable design and bials that manage the future consequences of climate change to the principles of the enothy.	asures ange; uilding risks nge;	appro- negati chang which such a	ach and is ve long-to by not p help to m	against the NPPF is likely to have term effects on climate protecting features mitigate its effects, th carbon sinks and on.	+	green Infrastruct environment. In climate change, carbon options a that local author account of Clima longer timescale flood risk, water and landscape ca The implementa is likely to favour and GI for positive long-term. Howe interpretation and	tion of this approach rably protect open we impacts in the ever, it is open to nd lacks a local level which could reduce its	++	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 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

	++		+	0			?	-				I
KEY	Very positiv	e impact	Positive impact likely	No sigr	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative imp	act	Positive or negative impact depending on
	likely			no clear	r link		insufficient information			likely		how it is implemented
8	Conserve or enhance green infrastructu re, bio-diversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme	nation habita and SS Protec nature Create / geod Impro infrast enviro Provio	ct and enhance international hally significant priority species within SACs, SPAs, RAMSASSIS; ct and enhance locally importe conservation sites (SINCs); e new areas or site of bio-dividiversity value; we connectivity of green tructure and the natural somment; de opportunities for people to sthe natural environment.	es and ARs tant ersity		may cause which is o that this v openspace	d go against the NPPF and e significant harm to any GI f biodiversity value given vould not protect e and therefore risk it being d for other uses.	+	open space and of It states that: "Lo authorities should the creation, protenhancement an networks of biod. Infrastructure". Whilst this appromain issues or the open to interpret	d plan positively for tection, d management of iversity and green each would cover the is objective, it is tation and therefore tential for tensions	**	is also important to ensure further benefits for climate change adaptation through minimising habitat fragmentation. 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.
10	nt Use land resources efficiently and safeguard their quality Improve water efficiency	 Preveiland a contain Safeguiand m Protect Safeguiencou Conseil Impro 	e previously developed land; nt pollution contaminating the nd remediate any existing mination; uard soil quality, including the lost versatile agricultural land ct or enhance allotments; uard mineral resources and large their efficient use.	e best d;	-	recognise resources developm This appro areas whi	d not protect areas d to have important land and could lead to increased ent on greenfield land. pach is likely to put at risk ch may be of value or have actional purpose,	++	use of land by propenspace and C which is importa services. This would have understanding the	on ensuring the best rotecting the Green Infrastructure, ant for ecosystem	++	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. This would have a positive impact on understanding the value of York's water assets, including the Rivers, and
11	Reduce waste generation and	Promorecycl	ote reduction, re-use, recove ing of waste; ote and increase resource incy.	ry and	0	particular storage an have a ne term.	ictional purpose, ly in relation to water nd drainage. This is likely to gative effect in the long- cant effect/clear link	0	and should enable enhancement in this approach lace	le protection and the future. However, iks a local focus and n to interpretation tension over its	0	water assets, including the Rivers, and should enable the most protection and enhancement in the future. No significant effect/clear link

T	++		+	0		?	-				I
KEY		e impact	Positive impact likely	_	icant effect		Negati	ve impact likely	Very negative imp		Positive or negative impact depending on
	likely			no clear li	nk	insufficient information			likely		how it is implemented
	increase level of reuse and recycling										
12	Improve air quality	activit Minim from r reduci low er Suppo low er Impro prever Avoid could Avoid existir result of futu Promo	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.		approa spaces develop	uld go against the NPPF ch and not protect important which may buffer sment which could cause e impacts on air quality for ts.	•	positive contribution quality by being roads and areas of air pollutants. Furthermore gree be used as a car vegetation store contribute to clear the protection of therefore should positive impact. approach lacks at therefore is ope	een infrastructure can bon sink as plants and e carbon and can eaner air. of these resources d have an overall However, this	+	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. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does rDelive	e risk of flooding; e development location and o not negatively impact on floo r or incorporate through des nable urban drainage system I.	d risk; ign	This co areas fo develop potenti over th	es against the NPPF approach uld potentially make importar or flood mitigation at risk from ment and could have ally significant negative effect e long-term		flood risk and m mitigation. Gree play a key role ir have a positive i term.	en infrastructure can In this and it is likely to Impact over the long-	++	Green Infrastructure in York has an important has a multi-functional 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 environme nt, cultural heritage, character and setting	 charac Promo Presender non-der setting Presender which Charac 	the or enhance the special cter and setting of the historicate or enhance local culture; we or enhance designated are esignated heritage assets and g; we or enhance those elemen contribute to the 6 Principle cteristics of the City as identicating a principle or the contribute to the 6 Principle cteristics of the City as identicating a principle or the contribute to the 6 Principle cteristics of the City as identicating a principle or the contribute to the 6 Principle cteristics of the City as identicating a principle or the contribute to the cont	d their	impact of the o GI form	kely to have a negative on the character and setting ity given that open space and a significant and ishable attribute.	+	indirect benefit	likely to have an through the en space and green	**	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.

	++		0		2					
KEY	Very positive impact	Positive impact likely	No significa	nt effect /	Uncertain or	Negati	ve impact likely	Very negative imp	act	Positive or negative impact depending on
×	likely	r ositive impace intery	no clear link	ne enece ,	insufficient information	reguti	ve impact intery	likely	acc	how it is implemented
	1				•	ı		,		
15	includi Conser import Promo with it:	ve or enhance the landscaping areas of landscape value or enhance geologically ant sites; te high quality design in corsurban and rural landscape th the "landscape and Setting the Heritage Topic Paper.	ntext and in	impact or of the city GI y form	ely to have a negative n the character and setting given that open space and a significant and hable attribute.	+	indirect benefit	likely to have an through the en space and green	++	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.
Gene	ral		env The it is inte	NPPF appro recognised for recognised for the recognised for recognised for the recognised	and economic objectives. It a ach is likely to have positive or its ability to improve hea thich may cause tensions up	ilso goes impacts Ith and w on the ap	against the NPPF. on the provision o vell-being and delivelication of it for effits for the provisi	f openspace and green ver connectivity. Howev policy.	infras er, it l	astructure causing harm to social, tructure. The guidance should ensure that lacks a local focus and therefore is open to nfrastructure. This would build upon the
Prefe	rred Approach		• • •	This option have position Green Infra /Openspac functions s	ve effects for health and we astructure can have positive e. Green Infrastructure has	cial bene ell-being benefits a multitu	fits by ensuring th as well as connecti for the economy l ide of benefits for	at spaces which have id- vity and accessibility to by making the city an at the environment and ge	entifie the w tractive eneral	ed functions will be protected. This would vider city. ve place to live and work as well as invest. I protection of the ones with identified n, biodiversity and the overall character
Reco	nmendations		No		•					

SA C	Objective		Or	ation	1: Require all	Ontion	2: Require only	Ontic	on 3: Require all	Ontid	on 4: Require only	Ontion	5: Require only sites
SAC	objective				•	•	• •		•		• •	-	
					velopments to	•	development		development to	,	or development		contribute off-site
					orate on-site	•	gic sites >5ha) to		ribute to off-site	,	tegic sites >5ha) to	opensp	ace provision
			Op	oen s	pace provision	incorp	orate on-site	Oper	n Space provision	cont	ribute to off-site		
						Open s	pace provision			Oper	Space provision		
1	To meet the	Deliver homes to meet the needs of the	-	+	Whilst this	+	Strategic sites	+	This approach is	+	Strategic sites	+	This would be the
	diverse	population in terms of quantity, quality;			should be		would develop		likely to allow		would develop a		best option for
	housing	 Promote improvements to the existing 			significantly		a significant		more space or		significant amount		small sites to
	needs of the	and future housing stock;			positive, it		amount of new		larger		of new housing		ensure that
	population in	 Locate sites in areas of known housing 			would not be		housing and		developable		and this approach		facilities elsewhere
	a sustainable	need:			practical or		this approach		footprint for		would allow a		are not over
	way.	Deliver community facilities for the			viable for all		would require		housing		larger developable		burdened by an

KEY	Very positive impact likely	Positive impact likely	No signific no clear lin	cant effect / ik	Uncertain insufficient i	or information	Negative i	impact	,	'ery nega kely	itive	impact	Positive or how it is in	_	impact depending on ed
2	• Deli Tra	ds of the population; ver pitches required for Gypsicellers and Showpeople.		contribution opensp provisice site. Sm sites we need to maximi potenti housing should encoura access the existing facilitie approare likely to underm viability limiting develop footprii is likely significate impacts viability develop particul small si	ace on on haller	would be required delivered ensured people access to recreation leisure opportute. Openspedelivery be proportute to the access of popue on the resident ensured population.	ch may the c of c to be ed. This ch chable sites to e viable cr, d ment nge of ss. conse to e coment, enspace d to be ed to that had o on and unities. acc r should ionate mount lation new d be a f types mise efits for dent ion.		developmer the sites. Th likely to hav positive ben for this obje by allowing housing on the identification of	nis is a ce a nefit ective more each iffied ess be the for so are not ned by in nt or arger plan ee to a lead verse ts.	+ -	necessar respond openspa generate developr within ac distance: likely to negative for local in the lon However likely ma housing developr more via enable a density t accompl site.	e more to be ed on es. This rould not rily to the ce need ed by the ment ccessible s. This is have impacts residents ng-term. r, this is ke ment ble and lower o be	. +	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. 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.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal | Draft May 2013

KEY	Very positive	impact	Positive impact likely	_	nificant	effect /	Uncerta			Negative	impact	t likely	Very neg	gative	impact		_	e impact depending on
	likely			no clea	r link		insuffici	ent inforr	mation				likely			how it is in	nplemen	ted
	health and	environ	mental circumstances coul	d		maximis	e		maximise	e		best optic	n for		woul	d develop a		maximise people's
	well-being of	negativ	ely impact on people's heal	th;		people's	health		people's	health		small sites	s to		signif	icant		health and well-
	York's	• Improve	e access to openspace / mu	lti-		and well	-being,		and well-	-being,		ensure th	at		amou	ınt of new		being, it is
	population	function	nal openspace			it is impo	ortant		it is impo	ortant		facilities			housi	ng. This		important to have
		 Promot 	es a healthier lifestyle thou	gh		to have a	access		to have a	access		elsewhere	e are not		optio	n would		access to areas for
		access t	o leisure opportunities (wa	lking /		to areas	for		to areas	for		over burd	ened by		not n	ecessarily		recreation and
		cycling)				recreation	on and		recreatio	on and		an increas			respo	nd to the		leisure. This
		• Improve	es access to healthcare;			leisure. 1			leisure. G			developm				generated		approach would
		 Provide 	s or promotes safety and se	ecurity		approacl			that stra	_		populatio	n.		by th			mean that suitable
		for resid	dents;			ensure t			sites wou							opment		open space may not
		• Ensure	that land contamination/po	llution		develop			develop			This appro			withi			be locally accessible
		does no	ot pose unacceptable risks t	0		would ha	-		significar			would me			acces			which would
		health.				access to			amount			suitable o	•			nces. This is		conflict with
						openspa			housing.	-		space may				to have		accessibility and
						site whic			open spa			locally acc			nega			equality objective
						would be			would be			which wo				cts for local		or may put pressure
						positive			required			conflict w				ents in the		on existing
						objective	e. The		ensure th			accessibili	ity and		long-	term.		facilities In order
						scale of provision	a and		people h access to			equality			House			to mitigate this,
						its acces			recreatio			objectives	·.		Howe	space may		openspace should be provided
						would be	,		leisure	JII allu		However,	onon			rected to		commensurate to
						commen			opportur	nitios		space may				s which		the scale of
						with the			This app			directed t				ntly have		development or be
						positive			would al			which cur				encies and		located in an area
						on this	iiipacts		openspa	-		have defic	,			have a		where there is
						objective			respond			and could				ive impact		adequate local
						objective			newly ar			positive ir				isting		supply.
									need on			existing	pact c		resid	-		However, the
									order to			residentia	ıl areas.		areas			offsite
									maximise	e the								contributions may
									benefits	of this		However,	lack of		Howe	ever, lack		have positive
									provision	n, open		visual ame	enity on		of vis	ual		benefit for other
									space de	livery		site assoc	iated		amer	nity as well		locations around
									should b	e		with gree	nspace,		as re	creational		York where
									proportio	onate		openness	and		space	on larger		openspace could be
									to the an	nount		vegetatio	n could		sites			targeted to have a
									of popula	ation		cause har	m in the		cause	harm in		positive health and
									on the ne	-		long-term	for			ong-term		well-being benefit.
									sites and			overall we	ell-being.		for o			
									range of						healt	h and well-		This option would
									Further r	-		Larger site			being	;.		not respond to the
									visual an	nenity		should als	o plan					openspace need

,	++		+	0		j			-					1		
71		impact	Positive impact likely		nificant		ncertain		or Negative	impac	t likely	Very neg	gative			impact depending on
	likely			no clea	ar link	ir	sufficien	nt inforr	nation			likely		how it is ir	nplement	ed
									associated with greenspace, openness and vegetation has an overall positive impact on well-being which would be important in developing larger strategic sites This approach would not provide openspace arising from smaller developments meaning that pressure could be put on existing openspaces. His may have a negative impacts on accessibility and quality of openspace in the long-term.		likely to l negative	e lity ace this is have a effect.				generated by strategic development within accessible distances should they be required. This would need to align with option 2.
3	Improve education, skills development and training for an effective workforce	Support education continu Provide opporter	e good education and training unities for all; t existing higher and furthe ional establishments for ned success; e good quality employment unities available to all.	r	0	No significa effect/clear	link	0	No significant effect/clear link	0	No signif effect/clo	ear link	0	No significant effect/clear link	0	No significant effect/clear link
4	Create jobs	Help de	eliver conditions for busines	SS	+ -	Including o	oen -	+	Including open	+ -	Offsite	!	+ -	Larger sites are	+ -	This would

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KEY	Very positive	impact	Positive impact likely			t effect /	Uncerta	iin	or	Negative in	mpa	act like	ely Very neg	gative	e imp	act Positive or	negativ	e impact depending on
	likely			no cle	ar link		insuffici	ent infor	mation				likely			how it is in	plemer	ited
	and deliver	success	and investment;			space in	all		space ir			(contributions			likely to require		maximise the
	growth of a	Deliver	a flexible and relevant wor	rkforce		develop	ment		strategi	c sites			are likely to			public realm		viability of smaller
	sustainable,	for the					nake the		develop				improve the			schemes to		sites to be
	low carbon		and promote stable econor	mic		city an	idite tire		would f				viability of			ensure a high		developed.
	and inclusive			IIIIC		attractiv	o placo		part of				development			quality		However, this may
		growth					nd work		•				for small sites			environment.		•
	economy		e the city centre and its						overall									impact on visual
			unities for business and leis			due to v			infrastr			,	given that it			This approach		amenity of sites
		 Provide 	the appropriate infrastruct	ture		amenity			public r				would reduce			may make		which may affect
		for eco	nomic growth;			ensuring	•		strategy				the sites			strategic sites		their attractiveness.
		 Suppor 	t existing employment drive	ers;		quality	of urban		make th	ne site			developable			less visually		To mitigate this, the
		 Promot 	e a low carbon economy.			space.			an attra	ctive		i	area and could			attractive and		openspace should
			· ·						place to	live		-	undermine			desirable places		be provided
						Howeve	r,		due to v	risual 📗		١	viability			to live limiting		commensurate to
						limiting	the		amenity	/ and						the viability of		the level of
						develop	able		ensurin	g the		1	However, larger			the overall		development.
						footprin	t is		quality	of			sites are likely			scheme.		
						likely to	have		urban s	pace as		1	to require					
						significa			well as				public realm					
						impacts			recreati	onal			schemes to					
						viability			opportu				ensure a high					
						develop			This sho	-			quality					
						particula			enhanc				environment.					
							es This		sites	e the			This approach					
						may hav			attracti	,onoss			may make this					
						•			on the r				•					
						impacts	OH		on the i	narket.			less visually					
						overall							attractive and					
						delivera	•						desirable place					
						housing							to live having a					
						which is							negative impact					
						long-ter							on the market					
						could in	•						attractiveness					
						upon th						(of the scheme.					
						number	of											
						houses												
						availabl	e for the											
						growing												
						workfor	ce.											
5	Help deliver	Address	s existing imbalances of equ	uality,	+	This ap	oroach	+	Strategi	c sites	+	- '	This would be	+	- :	Strategic sites	+	This would be the
	equality and		tion and exclusion across th	• •		would e			would d			1	the best options			would develop a		best options for
	access to all	-	accessible services and fac			that all			a signifi	-			for small sites			significant		small sites to
			local population;			develop	ment		amount				to ensure that			amount of new		maximise the
				. +		would h			housing				facilities			housing. This		number of homes
			e affordable housing to mee	i.		access t			respons				elsewhere used			option would		and development
		deman	u;			access t	,		respons	e 10		'	eisewiiele useu			option would		and development

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KEY	Very positive impact	Positive impact likely	_	nificant e	·		or Negative	impa	act likely	, .	gative			impact depending on
	likely		no clea	r link	insuff	cient infoi	rmation			likely		how it is in	plement	ed
							T							
	·	reduce homelessness;			openspace on		this, there		,	an increase		not necessarily		potential. It would
		ote the safety and security for	or		site which		would be new			development		respond to the		allow targeting of
	peop	le and/or property.			would be		requirements			population.		need generated		openspace to places
					positive for this		for openspace			wever, this		by the		which currently
					objective. The		to be delivered			ay put undue		development		have deficiencies
					scale of		to ensure that			essure on		within		and could have a
					provision and		people had			isting sites		accessible		positive impact on
					its accessibility		access to			d would not		distances.		existing residential
					would be		recreation and			larger sites		However,		areas.
					commensurate with the		leisure			an in		openspace may be directed to		It would be
					positive impacts		opportunities This approach			enspace to aximise		places which		important that this
					on this		would allow			cessibility.		currently have		approach
					objective.		openspace to		acc	cessibility.		deficiencies and		encouraged
					objective.		respond to		Thi	is approach		could have a		provision on site
					Furthermore,		newly arising			ould not allow		positive impact		commensurate to
					openspace can		need on site.			r openspace		on existing		the level of
					used as		Openspace			be used		residential		development where
					strategic		delivery should			ategically on		areas.		possible to avoid
					buffering to		be			es to enhance				deficiencies within
					minimise		proportionate			ell-being		On balance this		close proximity.
					impacts from		to the amount			rough		is likely to have		,
					air quality or		of population			tigating noise		mixed positive		
					noise. This		on the new			d impacts		and negative		
					would enable		sites and be a		fro	m poor air		effects.		
					openspace to		range of types		qu	ality.				
					be used in this		to maximise		1					
					way		the benefits for							
							the resident							
							population.							
							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							

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KFV	Very positive im	npact	Positive impact likely	No sig	nificant	effect /	Uncerta	in	or Negati	ve impa	act likely	Very neg	ative	impact			impact depending on
	likely			no clea	ır link		insuffici	ent inforr	mation			likely			how it is im	plement	ed
									strategic site cannot contribute to all types, a contribution could be considered offsite 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								
6	need to travel and deliver a sustainable integrated transport network	accessile and cyc car; • Deliver support • Promot	development where it is ble by public transport, walk ling to minimise the use of the transport infrastructure what is sustainable travel options in e sustainable forms of travel e congestion.	the nich	++	This would minimise need for distance to openspace. The amout openspace the opportunity for recreating that it prowould be different.	the longer trips to ce. unt of ce and nities ation esents	+	development. Strategic sites would develop a significant amount of new housing. In response to this, the development or on-site provision would be positive to minimise the need for longer		would access opens; not be access would with a and m trip ge	pproach mean that to suitable pace may locally ible which conflict ccessibility inimising meration. ermore, this mit tunities for	- +	would signification amount housing option necessing responded grant by the development of the significant forms of the si	nt of new ng. This n would not sarily nd to the generated	+ -	This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation. However, this approach may allow the contribution to

	++	+	0			?			-						1			
KEY	Very positive impact	Positive impact likely	No sig	nificant (effect /	Uncertair	n	or	Negative	impac	ct like	ely Very ne	gative	e impa	ct Positive or	nega	tive	impact depending on
	likely		no clea	ar link		insufficie	ent inform	nation				likely			how it is im	plem	ente	ed
	likely		no clea	ar link	depending the size of However t is an opportuni improve physical connection using gree infrastruct This could positive implication accessibility. The overal impact of approach assessed a likely to be significant positive.	g on fisite. there ty to the fisher ture. have n for ty.		distance to opens recreatio opportu Furthern larger sc offer the potentia incorpor Green Infrastru strategie which ca diversify range of physical connecti existing new loca	space/ conal nities. nore, chemes e al to rate acture es, an y the		ccitinness cccalities	ne site to contribute to the ty-wide green ifrastructure etwork reducing s potential for connectivity and iternative coutes for travel. owever, this peroach may llow the contribution to e targeted to reas which have more gnificant efficiency making a cositive contribution to ccessibility.		accemin gen Furt may opp the condition its p condition alter for the app allo condition be the area a masign defination.	how it is im gative impacts essibility and himising trip heration. thermore, this y limit hortunities for site to hortibute to the having green astructure work reducing hortunities for himition to the hortibute to the hortibut	plem	eente	be targeted to areas which have a more significant deficiency making a positive contribution to accessibility.
7	greenhouse gases that cause climate change and deliver a managed response to its effects en Pla foi Pr re tei Pr mi an Act	educe or mitigate greenhouse ganissions from all sources; an or implement adaptation mer the likely effects of climate chaptation and develop energy from newable, low and zero carbon chnologies; omote sustainable design and baterials that manage the future id consequences of climate chaptare.	asures ange; ouilding risks nge;	+	Positive in for climate change we be gained through minimising generation contributing reen infrastruct	e ould g trip n and ng to		Positive impacts climate c would b gained t minimisi generati contribu green infrastru	for change e hrough ing trip ion and iting to	- +	we according to the control of the c	his approach rould mean that ccess to suitable penspace may ot be locally ccessible which rould conflict with accessibility and minimising ip generation.	-	wo sign am how opt ned res ned by	ategic sites ould develop a nificant nount of new using. This tion would not cessarily spond to the ed generated the velopment thin 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

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KFV	Very positive in	mpact	Positive impact likely	No sig	nificant		Uncertai			Negative	impac	t likely	Very ne	gative	impact	Positive or	negativ	e impact depending on
	likely			no clea	ar link		insufficie	ent inform	nation				likely			how it is in	nplemei	nted
												the sitt contribution in the sitt contribution in the sitt connect connect connect connect contribution in the sitt contribution in the situation in the situat	mit cunities for e to bute to the de green ructure rk reducing ential for ctivity and ative routes er, this ach may the bution to geted to which e tion in use to e change s flood		likely nega acce mini gene Furth this is opposed the secont city-infra networed pote connalter route How apprallow cont be tarea requirements such	inces. This is to have the intive impacts is sibility and mising trip tration. The incermore, may limit ortunities for cite to ribute to the wide green structure fork cing its intial for hectivity and native the intitle for the incertification in the		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 require mitigation in response to climate change such as flood mitigation.
8	Conserve or enhance green infrastructure , bio- diversity, geodiversity, flora and	nationa habitat SSSIs; • Conserv nature • Create	ve or enhance international a illy significant priority species s within SACs, SPAs, RAMSAR ve or enhance locally importa conservation sites (SINCs); new areas or site of bio-diver ersity value;	and s and int	++	Positive im to biodive would be gained thr improving connectivi green infrastruct	rsity rough ity to		Positive impacts in biodivers would be gained the improving connecting green	sity e hrough ng	I	not imp delivery oepnsp	ace Id should pact on the of ace in . However,	I	opens provid not im delive oepns genera	led should pact on the	1	The amount of openspace provided should not impact on the delivery of oepnspace in general. However, this approach would reduce the

>	++		+	0					-		. 111 . 1				1		
KEY	Very positive i	impact	Positive impact likely	_	icant effect /	Uncerta		or	Negative	impac	t likely	Very neg	ative	impact			impact depending on
	likely			no clear lii	nk	insuffici	ent infor	mation				likely			how it is im	plemente	ed
	fauna for accessible high quality and connected natural environment	infrastr enviror • Provide access	e opportunities for people to the natural environment.		and imp wildlife corridor making space multifur	oroving as and open actional.		infrastri and imp wildlife corridor making space multifur	oroving rs and open nctional		capabilit developr improve biodivers site and or enhance existing biodivers corridors ions to the environn. However be able to contriburelsewher city, depits location through contriburent contributent contributen	duce the y of the nents to sity on link with ce sity s/connect ne natural nent. T, it may out the nending on on lits off site tion		capabili develop improve biodive site and or enha existing biodive corridor ons to t environ Howeve be able contribuels whe city, de its locat through contributed and the contributed are through contributed as well as wel	educe the ty of the oments to e rsity on I link with nce rs/connecti he natural ment er, it may to ute ere in the pending on into off site ution.		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	 Prevention and rerection contains Safeguate and modern consertions Consertions Safeguate 	previously developed land; t pollution contaminating th mediate any existing hination; ard soil quality, including the ost versatile agricultural land we or enhance allotments; ard mineral resources and age their efficient use.	e best	This app would a sites to contributowards provision allotme within Y which a known the demand likely the sites would conjunct with other types of amenity. Overall would of	Illow make a ution s the n of nts ork, re to be in I. It is at larger ould be best rate in tion her s space.		Large si likely to to incor allotme within a overall openspa strategy conjunc with oth types of amenity Overall would d upon th designa openspa within t masterp	be able porate ints in ace in in tion her f i space. this lepend e tion of ace type he		contributinclude f allotment would de	ts. This epend elocation ed ce and ee ce is	_	contribution include allotme would contribute to the contribution of the contribution	nts. This depend le location ired lace and lhe lace is lt to be		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.

>	TT		+	0			r			-						- · ·			
KEY	Very positive	impact	Positive impact likely		gnificant	effect /	Uncerta		or	Negative	impac	t likely	Very neg	gative	impact				impact depending on
	likely			no clea	ar link		insuffici	ent infor	mation				likely			how it is im	plem	ente	3d
1 0	Improve water		ve water resources and qua e the quality of rivers and	lity;	0	upon the designat openspa within th masterpl No signif effect/cle	ion of ce type le lan. icant	0	No signi	ificant lear link	0	No signif		0	No sign	ificant clear link	0		No significant effect/clear link
	efficiency and quality	ground	waters.			,			•						,				,
1	Reduce waste generation and increase level of reuse and recycling	recyclin • Promot efficien	<u> </u>		0	No signif effect/cl		0		lear link	0	No signif effect/cle	ear link	0	·	clear link	0		No significant effect/clear link
1 2	Improve air quality	activitie Minimis from ne reducin low em Support low em Improve prevent Avoid lo could n Avoid lo existing result ir of futur Promot	se and mitigate emissions to ew development (including ig transport emissions throu ission technologies and fuel t the development of city w ission infrastructure; e air quality in AQMAs and t new designations; ocating development where egatively impact on air qual ocating development in area; g poor air quality where it con negative impacts on the hore occupants/users; the sustainable and integrate ort network to minimise the	o air gh s); ide it ity; as of ould ealth	+	Green Infrastru can make positive contribut improvint quality b used as a to roads areas of concentr of air pollutant Furthern green infrastru can be use a carbon plants ar vegetatic store car and can contribut cleaner a This appli would er this to be	e a tion to g air y being buffer and high ation ts. nore cture sed as sink as nd bon bon te to air.	+	the ben this on s which n rise to potentia	proach pe to Lfor c sites. er, sites not have efit of site nay give al s should be ration the pocation	+	may lead tensions develop location mitigating quality control being other within the where is positivel	ce offsite d to between ment and ng air on all ewever it e targeted locations ne city could be y used to benefits	+	may le tension develo locatio mitigal quality sites. House within where positiv gain th	pace offsite ad to ns between pment n and ting air	+	-	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.

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KEY	Very positive i	impact	Positive impact likely	No sig	gnifican	effect /	Uncertai	in		or Neg	gative im	npact	t likely	Very nega	ative	impa	act Positive or	nega	itive i	mpact depending on
	likely			no cle	ar link		insufficie	ent in	forn	mation				likely			how it is im	plen	nente	d
													_							1
1 3	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does noDeliver	e risk of flooding; development location and of ot negatively impact on floo or incorporate through des able urban drainage system	d risk; sign	1 +	strategic site to h mitigate adverse impacts Incorpor of opens could ha positive on flood mitigatic allowing to eithe flooded maintair	ration space ave a effect on by gareas r be or for	1	+	Incorporation of openspace could have a positive efferon flood mitigation be allowing are to either be flooded or formaintaining	ce a ect by eas	-	Reducing openspac put press mitigating risk on sit particular surface w drainage. this, furth investme	ce could cure on g flood te, rly on vater . Due to	+	c c p m r r p s	Reducing openspace could put oressure on nitigating flood isk on site, particularly on ourface water drainage. Due o this, further	+	-	Reducing openspace could put pressure on mitigating flood risk on site, particularly on surface water drainage. Due to this, further
						drainage capacity	9			maintaining drainage capacity.			be requir site and t could imp viability. Contribut may help target thi areas of t risk howe which ma beneficia other par local auth	ed on this pact on tions to sto higher ever, ay be I for the to of the tree of tre		in some control of the control of th	o this, further investment on lite may be equired and his could impact on viability. Contributions may help to arget this arget this to arget this arget this to arget this arget t			investment on site may be required and this could impact on viability. The offsite 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	 charact Promote Conser non-de setting Conser which of Charact 	ve or enhance the special ter and setting of the historite or enhance local culture; ve or enhance designated a signated heritage assets and; ve or enhance those element ontribute to the 6 Principle teristics of the City as identificage Topic Paper.	nd d their nts	***	Openspi key characte York. Incorpol openspa sites is therefor to be po on the o characte setting o	eristic of rating ace on re likely sitive everall er and	+		Openspace is key characteristi of York. Incorporatin openspace o sites is therefore lik to be positiv on the overa character an setting of the	ng on kely ve all	I	Openspackey chara of York. No incorporation all site conflict with principle character the city sis massing, structure landscape	acteristic Not ating this as may with the ristics of uch as its urban and	-		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,	-	1	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

	++ \/		Parities in a set libet	0		- CC 1 /	!	٠.		- Ningari		t 121 - 1	1/			Desition of			and the second second
KEY	Very positive im	ipact	Positive impact likely		gnificant	effect /	Uncerta		or	Negative in	npac	tlikely	Very neg	ative	impact				mpact depending on
	likely			no cie	ar link		Insumci	ent infori	mation				likely			how it is im	oiem	iente	u
						city.			city. The risk from the risk f	m small pment rating ace that y ely on the and of the		on the l	depend ocation of ment as		ann The had ded immediate characteristics and the like on an and ded week and the like on an and ded week and the like on an analysis of the like of the like on an analysis of the like on an analysis of the like	oan structure d landscape. is is likely to we a trimental pact on the aracter and titing of the w velopment in ation to ner areas of e city which we built-in nenity and een space e severity of s impact is ely to depend the location d size of velopment as ell as asterplanning			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	enhance York's natural and built	includinProtect importaPromote with its line with	e or enhance the landscape g areas of landscape value or enhance geologically nt sites; e high quality design in conturban and rural landscape and the "landscape and Settinghe Heritage Topic Paper.	text and in	**	Openspackey character York. Incorpora openspacsites is therefore to be poson the ov character setting of city.	ristic of ating ce on e likely itive verall r and	+	Opensp key charact of York Incorpo opensp sites is therefo to be po on the o charact setting city. The risk from develop not incorpo	eristic brating ace on re likely positive poverall er and of the ere is a m small pment		of York. incorpo on all sir conflict principle characte the city massing structur landscal The sev this imp	racteristic Not rating this tes may with the e eristics of such as its g, urban e and pe. verity of vact is depend	-	I Opke ch You independent the site cooper ch off as ur an Th a co	enspace is a	-	1	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

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KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative in	mpact Positive or negative	ve impact depending on
	likely		no clear link	insufficient information		likely	how it is impleme	nted
				this mannegative impact built la in relative what is identification characters.	well a maste	opment as	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
Gene	erred Approach		likely to have p viability of the s Option 2 would the delivery of the new develo delivered on sit contribute to al Options 3,4 and However, this copenspace loca not reflecting the to the city. The site. Combined appr	include openspace on all stanetwork of openspace on a pment ensuring no undue per but the larger the site, the laypes, a contribution could a sare likely to experience a could have impacts on accessions. Furthermore, these one existing urban landscape se options may be able to ta	rategic sites. Similarly to all development. This is a ressure on existing sites. more combination of op be considered off-site to an increase in development increase in development in the openspace is ptions could have negative or massing in relation to bright openspace however,	option 1, this is likely lso likely to have posite lt is acknowledged the ensure maximum protect viability, particular not provided in a request effects on the charabuildings and spaces at to areas which are defects on the charabuildings and spaces at to areas which are defects on the charabuildings and spaces at the areas which are defects on the charabuildings and spaces at the areas which are defects on the charabuildings and spaces at the areas which are defects on the charabuildings and spaces at the areas which are defects on the charabulations.	to have positive environmentive social effects by maxinat not all types of opensparations at not all types of opensparations and accessibility in order option 3 and 5 on singuired distance and may pure the principle heritage efficient should the site have	ental effects through nising accessibility on ce may be able to be gic site cannot the city. naller schemes. It pressure on existing new development by e characteristics unique
			Option 5: for people offsite usi	Option 5: Require only sites self health through the incorping contributions from sites stional purpose. In order to n	<5ha to contribute off-sit poration of accessible ope <5ha It also has the pote	te openspace provisio enspace on site on stra ential to contribute to	n.This is likely to have long ategic sites and enable targ an overall Green Infrastruc	eting of openspace cture scheme with a

KEY	Very positive impact	+ Positive impact likely	O No sign	nificant effect /	? Uncertain	or	- Negative impact likely	Very negative	imnact	Positive or negative impact depending on
¥	likely	1 Ositive impact likely	no clear	-	insufficient infor		Negative impact likely	likely	ППрасс	how it is implemented
Rec	ommendations			The viability overall device to maximis attractive perior of the policy of the po	al amenity. y of a scheme over elopable area. This e site viability and lace to live. is likely to make a ninimise trip genee corridors around maximise these be oulation who will i	r 5ha is lil s approac deliveral long-tern ration, po the city a enefits, th	kely to be more attractive to he would allow the maximularity. Openspace should compositive contribution to otentially via integrated grows well as enabling the device openspace provision one	through the incorp am developable fo ontribute towards environmental ob een infrastructure elopment to reflec site /offsite contril	poration of otprint of an overa jectives a . It should the existing	ated as far as possible on sites <5ha to of openspace even though it reduces the f smaller sites to be developed also helping all high quality environment which is an as it could help improve accessibility d also enable improvements to biodiversity g key landscape characteristics. Thould be commensurate to the site size asite to ensure maximum provision and
				accessibilitySites <5ha s	y in the city; should include ame	enity spa		y as well as for env	vironmen	tal gain, such as for mitigating surface

SECTION 18: GREEN BELT

			1: Approach To Green Belt	De	velopment In	18.	2: Approach to E	хсе	ptions Sites in	the	Green Belt
SA Objective		Natio Fram	on 1: Rely on the onal Planning Policy nework to guide lopment in the Green	polic deve build	on 2 Provide local by to guide new elopment or ding reuse in the en Belt	exce	on 1 Do not permit ption sites for affordable ing in the Green Belt	settl Gree	on 2 Remove existing ements from the en Belt to enable /exception sites	crite	on 3 Provide local ria for infill/exception in the Green Belt
To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies	?	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

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KEY	Very positive impac	ct Positive impact likely	No sig	nificant	t effect /	Uncertair	l	or	Negative im	ıpact li	kely	Very negative	impac	t Positive or negative i	mpact	depending on
	likely		no clea	ır link		insufficier	nt info	rmation				likely		how it is implemente	d	
		and Travellers and Showped	ple.		that inapp developmed definition, to the Gre and should approved overy special circumstar including laffordable provision. reduce opportunit small-scale development local would the have unce impacts or objective.	ent is, by harmful en Belt d not be except in al nces, imited housing This could ties for e housing ent to need and refore rtain		would permit Depen impler this co restric small-shousin develo meet left wou therefore uncert	ted. ding on nentation, uld further t or enable scale g pment to ocal need.			ocations would tricted.		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 wellbeing of York's population	Avoid locating development environmental circumstance negatively impact on people health; Improve access to openspace multi-functional openspace Promotes a healthier lifestyl though access to leisure opportunities (walking / cyc Improves access to healthca Provides or promotes safety security for residents; Ensure that land contamination/pollution do pose unacceptable risks to healthcase.	es could es's ee / ele ling) are; and	+ ?	Preventini inappropri developm the Green has a posi effect sinc countrysic recreation resource a continued to it will contribute well-being residents, special circumsta also apply outdoor si facilities. However, reduce opportuni	iate ent in Belt tive ee the de is a nal and l access e to the g of very nces t to ports it could	+	local processes to inapport development of the Grand processes the Grand processes the Grand processes to its processes to it	r clarity on very special astances which it be tted. This positive since the ryside is a tional ree and ued access	+	excep afforce would opens contri purpo Belt to count encro has a since is a re resou contir will co	ermitting ition sites for dable housing I help to protect space that ibutes to the ose of the Green o safeguard the cryside from achment. This positive effect the countryside creational ree and nued access to it ontribute to the being of ents.		+ 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

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KEY				t effect /	Uncertain		or	Negative im	pact like	, , ,	e impact	Positive or negative in		depending on
	likely	no clea	r link		insufficien	nt infor	mation			likely		how it is implemented	t	
				health developm associated The Retreat/S Hall Hosp would the have unce impacts o objective.	d with tockton ital and erefore ertain n this		impler this co restric opport health develo associa The Retrea Hall Ho would have u	ver, ding on mentation ould further t or enable tunities for opment ated with ot/Stockton ospital and therefore uncertain ts on this						development associated with The Retreat/Stockton Hall Hospital to be permitted.
3	education, skills development and training for an effective workforce opension of the development end to the deve	rovide good education and training pportunities for all; upport existing higher and further ducational establishments for ontinued success; rovide good quality employment pportunities available to all.	?	The NPPF that inapp developm definition, to the Gre and should approved very speci circumstal could redu opportuni education developm associated Askham B College/Co Law and w therefore uncertain on this ob	ropriate ent is, by harmful en Belt d not be except in al nces. This ace ties for ent l with ryan ollege of rould have impacts	?	It is a local seek inapp deve the C but p greathose circu unde woul perm Depe implettis C restrected deve association of La there unce	assumed a policy would to restrict propriate elopment in Green Belt, provide ter clarity on every special mstances er which it ld be nitted. ending on ementation, could further ict or enable eation elopment clated with lam Bryan ege/College w. It would efore have ertain impacts his objective.		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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KEY	Very positive impa	pact Positive impact likely	No significa		Uncertain		Negative imp	act likel	ly Very negative	impact	Positive or negative in		epending on	
	likely		no clear link		insufficien	nt information			likely		how it is implemented			
4	economy	 Help deliver conditions for bu success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and it opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economic 	ts d	would the have unce impacts o objective.	oropriate ent is, by , harmful een Belt d not be except in al nces. This uce tities for e ent ent to I need and erefore ertain n this	loca see inal dev the but greatho circumo wool per Dep imp this rest smale em dev mee It we the unc	assumed a al policy would k to restrict oppropriate relopment in Green Belt, provide ater clarity on se very special umstances ler which it uld be mitted. Dending on elementation, a could further trict or enable all-scale ployment relopment to relopmen	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 the local criteria was permit infill/exception sites for employment development the meets local need providing the overall purpose York's Green Begreserve the seand special character of Yowhilst assisting safeguarding the countryside froencroachment in the compromise This would have positive effect of the complex than the complex side of the complex	could chat ed e of elt to etting ork, g in he om is sed. ve a on by ble
5		 Address existing imbalances of equality, deprivation and exclusions are services and facilities for the local population of the provide affordable housing to demand; Help reduce homelessness; Promote the safety and securipeople and/or property. 	usion ad ion; o meet	The NPPF that inapp developm definition to the Gre and shoul approved very speci circumsta could red opportuni housing o services/f developm meet loca	propriate ent is, by an armful en Belt do not be except in it is inces. This uce ities for racilities	loca see inal dev the but gre- tho circ unc woo per Dep	assumed a al policy would k to restrict appropriate elopment in Green Belt, provide ater clarity on se very special umstances ler which it uld be mitted. pending on blementation,	-	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 the local criteria wo permit infill/exception sites for affordationsing or services/facilitic development the meets local need providing the overall purpose York's Green Be preserve the seand special character of Yo	rould n lable ies that ed e of selt to etting

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KEY	Very positive impa	ct Positive impact likely	No sig	nifican	t effect /	Uncertain	0	0	act like	ly Very negative	impact	Positive or negative in	npact d	epending on
	likely		no clea	ır link		insufficient	t informatior	1		likely		how it is implemented		
6	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver development where accessible by public transpor walking and cycling to minir use of the car; Deliver transport infrastruct which supports sustainable options; Promote sustainable forms Improve congestion.	ort, mise the ture travel	ì	The NPPF sthat inappr developme definition, I to the Gree and should approved every specia circumstancincluding lotransport infrastructucould hower educe opportuniti accessible developme meet local would there have uncertimpacts on objective.	tates opriate ont is, by harmful on Belt not be except in I ces, ocal ure. It ever ies for ont to need and efore tain	? It lo se in de the bu grath cit ur we pe accepted min the tree a	is could further strict or enable busing or rvices/facilities evelopment to eet local need. would erefore have certain impacts a this objective. is assumed a cal policy would ek to restrict appropriate evelopment in the Green Belt, at provide eater clarity on ose very special extended to the extended of the extended	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.	+	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. 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	Reduce or mitigate greenho emissions from all sources; Plan or implement adaptati measures for the likely effer climate change;	on	0	The NPPF so that inappr developme definition, I to the Gree	opriate nt is, by harmful	lo se in	is assumed a cal policy would ek to restrict appropriate velopment 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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KEY	Very positive im	pact	Positive impact likely	_		effect /	Uncertain		or	Negative imp	аст пке		ry negative	Impact	Positive or negative im		epending on
	likely			no clea	IIIIK		insufficient	t informa	ation			like	ery		how it is implemented		
	deliver a managed response to its effects	• P b fi	rovide and develop energy free enemable, low and zero carbo echnologies; romote sustainable design an uilding materials that managuture risks and consequences limate change; adhere to the principles of the nergy hierarchy.	on nd ge the s of		and should approved e very specia circumstan Since this ir the wider environmen benefits of renewable developme on the NPP have no sig effect on the objective.	except in all ces. Includes Intal energy ent relying PF will gnificant		but p great those circu unde woul perm Depe imple this of restr rene deve woul have	entited. ending on ementation, could further ict or enable wable energy lopment. It d therefore uncertain cts on this					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	a s s s S S S S S S S S S S S S S S S S	rotect and enhance internatind nationally significant prior pecies and habitats within SA PAs, RAMSARs and SSSIs; rotect and enhance locally mportant nature conservation SINCs); reate new areas or site of biciversity / geodiversity value; mprove connectivity of green frastructure and the natural nvironment; rovide opportunities for peopocess the natural environment	rity ACs, n sites o- n	+	The NPPF s that inappr developme definition, l to the Gree and should approved e very specia circumstan Preventing inappropria developme Green Belt positive eff green infra will be prot	ropriate ent is, by harmful en Belt not be except in il ces. ate ent in the has a fect since structure	+	It is a local seek inapp deve the C but p great those circu under woul perm has a effect infra	policy would to restrict propriate lopment in Green Belt, provide ter clarity on e very special mstances ir which it	+	affordab would he protect g	on sites for ole housing elp to green acture and positive an this		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	• P la c	e-use previously developed I revent pollution contaminati and and remediate any existi ontamination; afeguard soil quality, includir est and most versatile agricu and; rotect or enhance allotments	ing the ng ng the Iltural	+	The NPPF s that inappr developme definition, l to the Gree and should approved e very specia	ropriate ent is, by harmful en Belt not be except in	? +	It is a local seek inapp devel the G but p	ssumed a policy would to restrict ropriate opment in reen Belt, rovide er clarity on	+	would he agricultur allotmen	n sites for le housing elp to protect ral land and ts and so has e effect on	-	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	Very positive im	pact	Positive impact likely	No sign		t effect /	Uncertain insufficient	t inforn	or nation	Negative im	pact lik	xely Very negative	e impact	Positive or negative in how it is implemented		epending on
			afeguard mineral resources a ncourage their efficient use.			circumstant Since this in reuse of prideveloped relying on the will have in significant Preventing inapproprisi developme Green Belt positive effi agricultura be protected	ncludes reviously land the NPPF o effect. tate ent in the has a fect since I land will		circui unde woul- perm Depe imple this c restri the re previ devel It wo there unce on th Preve inapp devel the G has a effec	entited. Ending on Ementation, Could further cict or enable Euse of Cousty Loped land.				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.		Green Belt to safeguard the countryside from encroachment.
10	Improve water efficiency and quality	q • Ir	onserve water resources and uality; nprove the quality of rivers a roundwaters.		0	The NPPF sthat inapprodevelopme definition, to the Gree and should approved every special circumstant Since this in engineerin operations waste related velopme on the NPF have no signification of the NPF have no significant number of the NPF have number of the NPF h	ropriate ent is, by harmful en Belt I not be except in al nces. ncludes g and ted ent relying prificant	?	It is a local wou restrinap deverthe (but) grea on the special would perm Depoimpl n, the	assumed a I policy Id seek to rict propriate elopment in Green Belt, provide ter clarity hose very	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 water treatment works or sewage treatment works related development.	+	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

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KEY	Very positive im	pact	Positive impact likely	No sig	nificant	t effect /	Uncertain	(r Negative i	mpact l	kely	Very negative	impact	Positive or negative in	ipact d	lepending on	
	likely			no clea	r link		insufficien	t informatio	1			likely		how it is implemented			
11	Reduce waste	. D	promote reduction, resuse, rec	COVERV	0	The NPPE s	:tates	di as w tr w se tr w w th ui in	enable evelopment sociated with ater eatment orks or wage eatment orks. It ould erefore have ncertain npacts on this bjective.	0	No sig	vnificant	+	Removing existing		not compromise This would have positive effect of this objective by enabling such development to permitted.	e a on Y o be
11	Reduce waste generation and increase level of reuse and recycling	а • Р	Promote reduction, re-use, recond recycling of waste; Promote and increase resource Efficiency.		0	The NPPF s that inappr developme definition, to the Gree and should approved e very specia circumstan Since this ir waste relat developme on the NPP have no sig effect on th objective.	ropriate ent is, by harmful en Belt not be except in il ces. ncludes ent relying er will gnificant	lock we refined the second of	is assumed a cal policy ould seek to strict appropriate evelopment in e Green Belt, ut provide eater clarity in those very lecial rounstances inder which it ould be ermitted. Expending on applementatio this could rether restrict enable aste related evelopment. Would erefore have in pacts on this ojective.	0	_	gnificant /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 the local criteria was permit infill/exception sites for waste related development providing the overall purpose York's Green Be preserve the set and special character of Yow whilst assisting safeguarding the countryside from the compromise This would have positive effect of this objective be enabling such development to permitted.	e of elt to etting rk, in ne m is ed. e a on
12	Improve air		deduce all emissions to air from	m	0	The NPPF s			is assumed a	0	_	gnificant	0	No significant	0	No significant	,]
	quality	С	urrent activities;			that inappr	opriate	lo	cal policy		effect,	/clear link		effect/clear link		effect/clear link	(

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KEY	Very positive im	pact Positive impact likely No sign	gnificant effect /	Uncertain	or Negative im	pact likely	Very negative i	mpact	Positive or negative im	pact d	epending on
	likely	no cle	ar link i	insufficient inforn	nation		likely		how it is implemented		
		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 definition, he to the Greer and should reproved exvery special circumstance. Since this included transpoint infrastructurelying on the will have not significant ethis objective.	narmful n Belt not be except in ces. cludes ort re he NPPF	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 implementatio n, this could further restrict or enable local transport infrastructure development. It would therefore have uncertain impacts on this objective.		likely		how it is implemented		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).	0 No significar effect/clear	link	No significant effect/clear link	eff	o significant fect/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	 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 pof York's Great is to preserve setting and such aracter of whilst assist safeguarding countryside encroachme	een Belt ve the special f York, ting in g the from ent.	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very	exi aff wc pre an chi so eff	ot permitting sception sites for fordable housing ould help to eserve the setting haracter of York and has a very positive fect on this ojective.		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

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KEY	Very positive impact	Positive impact likely	No significa	nt effect /	Uncertain	or	Negative im	pact like	ely Very negative	impact	Positive or negative in		epending on
	likely		no clear link		insufficien	t information			likely		how it is implemented		
		Characteristics of the City as identified in the Heritage Top Paper.		that inapp developm definition to the Gre and shoul approved very speci circumsta Relying or policy will have a po effect.	ent is, by , harmful een Belt d not be except in ial nces. n NPPF	und wou perr spec refe pres sett spec chai York a loc wou ther	umstances er which it ald be mitted with cific erence to serving the ing and cial racter of k. Providing cal policy ald refore have ery positive				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	enhance York's natural and built landscape	Preserve or enhance the land including areas of landscape Conserve or enhance geolog important sites; Promote high quality design context with its urban and ru landscape and in line with the "landscape and Setting" with Heritage Topic Paper.	value ically in ral e	of York's C is to prese setting an character whilst ass safeguard countrysic encroach The NPPF that inapp developm definition to the Gre and shoul approved very speci circumsta Relying or	d special of York, isting in ling the de from ment. states propriate pent is, by harmful een Belt d not be except in ial nces. n NPPF	loca wou rest inap deve the but grea on t spec circu und wou perr spec refe pres sett spec chai	opropriate elopment in Green Belt, provide ater clarity chose very cial umstances er which it ald be mitted with cific erence to serving the ing and cial racter of k. Providing cal policy		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.

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Very positive imp	ect Positive impact likely	No significant effect ,	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on				
likely		no clear link	insufficient information		likely	how it is implemented				
General			effective DEVELOPMENT IN THE GREE	N BELT		green infrastructure from inappropriate				
		development. provide enoug depending on I be located with resulting in a v APPROACH TO The option of r since affordabl countryside an Removing exist positive effect enable develop fall within the o settlement boo settlements fro	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 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. APPROACH TO EXCEPTION SITES IN THE GREEN BELT The option of not permitting exception sites for affordable housing the Green Belt would have a negative impact on the housing and equality objective 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. 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 the 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.							
Preferred Approach		It is assumed a circumstances would therefore this policy coul renewable enemanded APPROACH TO It is assumed the development reassisting in safe economic, soci	under which it would be perrie have a positive effect on the druther restrict or enable he gy resulting in uncertain impered to the second of	strict inappropriate develop nitted with specific reference e environmental objectives ousing and employment devacts on the economic and steen BELT tinfill/exception sites for he oviding the overall purpose m encroachment is not conves.	ce to preserving the setting including a very positive effection of the setting social objectives. Dusing and employment development of York's Green Belt to present of the second of t	provide greater clarity on those very special and special character of York. Providing a local policy fect on the historic environment. Implementation of ed or development related to water, waste and velopment that meets local need as well as serve the setting and special character of York, whilst lit in a positive effect in respect of all relevant				
Recommendations		positive effects	are fully realised careful con	sideration should be given t	to policy wording in respect	ed. However, to address uncertainties and ensure of balancing the need for housing and employment gainst the need to protect the role of the Green Belt.				

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

SA Objective		1: Do not permit major bed 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				
To meet the diverse housing needs of the population in a sustainable way.	• Pro exi: • Loc hoi • Del nee	liver homes to meet the needs of a population in terms of quantity, ality; omote improvements to the sting and future housing stock; cate sites in areas of known using need; liver community facilities for the eds of the population; liver pitches required for Gypsies d 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.

\Box	++	+ 0	?		-			1		
KEY	Very positive imp		gnificant effect / Uncertain ar link insufficient inf	or ormation		Very nega likely	tive impact	Positive or negation how it is implemental.		npact depending on
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+ - 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 fo 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.		contributes to of the Green safeguard the from encroach has a positive the countrysi recreational accontribute to of residents. allow approp development with The Reti Hall Hospital	d not permit space within ped sites that to the purpose Belt to e countryside thment. This e effect since de is a resource and cess to it will the well-being It would also viate health	?	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	 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 o 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.	+	development with the Aski	d rriate education : associated nam Bryan :ge of Law to be d therefore	+	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	 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.	•	providing the purpose of Yo is to preserve and special character of Y	d permit infill e overall ork's Green Belt e the setting York, whilst afeguarding the	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

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KEY	Very positive im	pact	Positive impact likely	No sign	nificant ef	fect /	Uncertain	or	Negative impact likely	Very neg	ative impact	Positive or nega	itive im	pact depending on
_	likely			no clear	r link		insufficient inform	mation		likely		how it is implen	nented	
	,								·					
5	Help deliver	• !	Provide the appropriate infrastructure for economic gr Support existing employment drivers; Promote a low carbon econon Address existing imbalances o	ny. f		•	nitting any	+	Removing existing major	+	to be permitt It is assumed	I. This would we effect by able development ed. that local	+	The minimum size of site
	equality and access to all	•	equality, deprivation and exclusions the city; Provide accessible services and facilities for the local population Provide affordable housing to demand; Help reduce homelessness; Promote the safety and security people and/or property.	d on; meet ty for		the Greer have a ne on this ob could red opportun delivering facilities t needs of	oities for g community to meet the the population.		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.		is to preserve and special character of a assisting in sa countryside f encroachmer compromised have a positive enabling devices community for meet local ne permitted.	overall ork's Green Belt the setting fork, whilst afeguarding the rom at is not I. This would we effect by elopment of acilities that eds to be		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	•	Deliver development where it accessible by public transport, walking and cycling to minimis use of the car; Deliver transport infrastructur which supports sustainable trapportions; Promote sustainable forms of Improve congestion.	se the re avel	1	major den the Green reduce op accessible to meet le would the	nitting any veloped sites in n Belt could pportunities for e development ocal need and erefore have a effect on this	+	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.	+	is to preserve and special character of a assisting in sa countryside f encroachmer compromised have a positive enabling access	d permit infill overall ork's Green Belt the setting ork, whilst deguarding the rom at is not d. This would we effect by essible to meet local	+	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	• !	Reduce or mitigate greenhous emissions from all sources; Plan or implement adaptation measures for the likely effects climate change; Provide and develop energy fr	of	1	for renew developm Green Be	NPPF allows vable energy nent in the alt under certain ances not g 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 criteria would renewable er development overall purpo	that local d permit nergy providing the	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	Very positive im	pact Positive impact likely No sign no clear	nificant effect /	Uncertain or insufficient information	,	Very nega likely	tive impact	Positive or nega		npact depending on
	managed response to its effects	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.	develop	ped sites will have ificant effect on	Green Belt restriction to renewable energy related development.		of York, whilst safeguarding t countryside fr encroachment compromised.	ecial character t assisting in the om t is not . This would e effect on this nabling such		
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	 Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	develop help to infrastri	rmitting major ped sites would protect green ucture and so has we effect on this ye.	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.		within major of sites that cont	not permit infrastructure developed tributes to the e Green Belt to countryside	<i>ب.</i>	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	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.	develop help to agricult allotme	ents and so has a	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 to criteria would infill on agricuallotments wit developed site contribute to the Green Belt the countrysic encroachment	not permit Iltural land or thin major es that the purpose of t to safeguard le from	?	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	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	for engi operation	the NPPF allows ineering ons (assumed to water and waste oments) in the 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 t criteria would at York Sewag Works and Elv Treatment Wo the overall pu	permit infill te Treatment rington Water orks providing	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

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KEY	Very positive imp	pact	Positive impact likely	No sign	nificant effect /	Uncertain	or	Negative impact likely	Very neg	ative impact	Positive or nega	itive im	npact depending on
	likely			no clear	r link	insufficient inforr	mation		likely		how it is implen	nented	
11		• F	Promote reduction, re-use, recond recycling of waste; Promote and increase resource:	no clear	0 Since the for eng operation include develop Green Epermitt	insufficient informing major ped sites will have ificant effect on ective. The NPPF allows incering ons (assumed to waste oments) in the Belt not ing major		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. 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	, .	York's Green preserve the special character of assisting in sa countryside fencroachmer compromised have a positive by development permitted. It is assumed criteria would providing the purpose of Yois to preserve and special character of the spec	how it is implen Belt is to setting and York, whilst infeguarding the rom at is not it. This would be effect on this enabling such it to be that local is permit infill overall overall overall ork's Green Belt is the setting York, whilst		
12	Improve air quality	• M aa ((e e v iii	Reduce all emissions to air from current activities; Winimise and mitigate emission air from new development including reducing transport emissions through low emissions through low emissions echnologies and fuels); Support the development of civide low emission infrastructum prove air quality in AQMAs prevent new designations; Avoid locating development with could negatively impact on a quality; Avoid locating development in of existing poor air quality whe	ons to ity ure; and where air	develop no sign this obj	ped sites will have ificant effect on ective.	0	waste related development within their boundaries. No significant effect/clear link	0	assisting in sa countryside f encroachmer compromised have a position objective by	ofeguarding the from the string to the strin	0	No significant effect/clear link

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KEY		npact Positive impact likely	0	ficant effect /	Uncertain	or	. ,	, .		_		pact depending on
	likely		no clear li	ink	insufficient infor	mation		ikely	h	ow it is impler	nented	
		could result in negative in the health of future occupants/users; Promote sustainable and transport network to min use of the car.	integrated									
13	Minimise flood risk and reduce the impact of flooding to people and property in York	design does not negative on flood risk; • Deliver or incorporate th	e development location and odoes not negatively impact od risk; r or incorporate through a sustainable urban drainage of (SuDs).		ificant clear link	0	No significant effect/clear link	0	No significant et link	ffect/clear	0	No significant effect/clear link
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Preserve or enhance the	he historic I culture; gnated and assets and e elements Principle	develophelp to setting charact	rmitting major oed sites would preserve the and special ter of York and so ery positive effect 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 the criteria would n infill on land wit developed sites contributes to the Green Be preserve the set special characte Providing a loca would therefore positive effect.	ot permit thin major that he purpose It to tting and r of York. I policy	?	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	Preserve or enhance the including areas of landsc: Conserve or enhance ge important sites; Promote high quality des context with its urban an landscape and in line wit "landscape and Setting" Heritage Topic Paper.	pe value ologically gn in d rural n the	develop help to setting charact has a v	rmitting major oed sites would preserve the and special ter of York and so ery positive effect 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 the criteria would n infill on land wit developed sites contributes to the Green Be preserve the set special characte Providing a loca would therefore positive effect.	ot permit thin major that he purpose It to tting and r of York. I policy	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
Gen	eral		c	development to	meet the needs of	the popu	d sites in the Green Belt woul lation would be restricted. He evelopment and very positive	owever, t	here are positive e	ffects related t	to prote	ecting access to the
			F	Removing exitin	g major developed	sites fron	n the Green Belt to enable infi	ll or prov	iding local criteria	to guide infill c	of such	sites will have a positive

		the state of the s	O .	•			·	
ΚΕΥ	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on	
	likely		no clear link	insufficient information		likely	how it is implemented	
				•	, ,		ill protecting the Green Belt. It would also ena	
			· ·		•		een Belt. However, the option of removing exi	_
			major developm	ent sites that fall within the	Green Belt could have a ne	gative effect since openspa	ce, green infrastructure, allotments or agricult	ural
			land that fall with	hin the boundaries of these	sites could be compromise	d. Given the role of the Gre	een Belt to preserve the setting and special cha	aracter
			of York removing	g the existing major develop	ed sites from the Green Be	It could result in a very nega	ative effect on its historic environment. A loca	al
			policy would resi	ult in a positive effect in res	pect of all relevant environi	mental objectives.		

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.

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 **Preferred Approach** 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.

> 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

Recommendations

19	.1: Approa	ach	to new development								
SA	Objective				on 1: Restrict all new lopment in the flood plain	deve	on 2: Restrict all new lopment on Greenfield sites e floodplain		on 3: Rely on NPPF to guide lopment in the floodplain		on 4 Provide local policy to e development in the flood
1	To meet the diverse housing needs of the population in a	•	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	Very positiv	e impact Pr	ositive impact likely	No sign	nificant	t effect /	Uncertain		or Negative impact likely	Ver	y negative impact Posi	ve or ne	gative impact depending on
~	likely	e iiiipact	ositive impact likely	no clea		effect /	insufficient info		,	likel			emented
	e.y	I						J			,	c 10 1111p1	ememea
	sustainable way.	needs of t Deliver pit	mmunity facilities for the the population; tches required for Gypsie 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	environment negatively Improve a functional Promotes access to locycling Improves Provides of for resider Ensure the contamination unaccepta	at land ation/pollution does not able risks to health.	ld lth; ulti- ugh alking / ecurity pose	+	impacts or since it wo developm floodplain that huma not advers by floodin	and ensure in health was sely impacted g.	+	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 developme nt and training for an effective workforce	 opportuni Support execution continued Provide go 	ood education and traini ities for all; xisting higher and furthe al establishments for I success; ood quality employment ities available to all.	er	0	No signific		0	No significant impact/clear link	0	No significant impact/clea link	0	No significant impact/clear link
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	 success ar Deliver a for the fut Deliver an growth; Enhance t opportuni Provide th for econor Support ex 	er conditions for busines and investment; flexible and relevant wo ture; and promote stable econo whe city centre and its ities for business and leis are appropriate infrastruc mic growth; xisting employment drive a low carbon economy.	rkforce mic sure; cture	٠.	amount of for econor developm would me impacts or	y reduce the f land available mic ent, which an that n this objective rain, as it could	Ş	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.	j.	The NPPF seeks to locate all new development awar 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	Address endeprivationProvide address	xisting imbalances of equal on and exclusion across the ccessible services and fac- cal population;	he city;	+	in the floo promote s	g development dplain would afety and or 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

	++		+	0			?		-			-		
KEY	Very positiv	e impact	Positive impact likely	No sign		effect /	Uncertain		or Negative impact likely		y negative impact			gative impact depending on
	likely			no clear	r link		insufficient info	ormatio	on	like	У	how it i	s imple	emented
6	to all	dema Help Prom peopl	reduce homelessness; ote the safety and security for le and/or property. er development where it is	or	0	mitigating conseque flooding. have a po- permaner impact.	This would sitive and ut long term	0	property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact No significant impact/clear	0	approach would prosafety and security for people and property through mitigating the adverse consequence flooding. This would a positive and permalong term impact.	or he es of I have anent	0	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 No significant
	need to travel and deliver a sustainable integrated transport network	and c car; Delive suppo	sible by public transport, wa ycling to minimise the use of er transport infrastructure w orts sustainable travel optior ote sustainable forms of transpore congestion.	f the hich ns; vel;		impact/clo			link		link			impact/clear link
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emiss Plan of for the Proving renew techner mate and communications.	ce or mitigate greenhouse gasions from all sources; or implement adaptation me likely effects of climate chade and develop energy from wable, low and zero carbon hologies; ote sustainable design and brials that manage the future onsequences of climate char re to the principles of the enrichy.	easures ange; puilding risks nge;	•	of flooding the adverse consequence climate che preventing in the floodhelp to make a popermaner	nces from lange, g development idplain would anage a to this and	+	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 ri flooding can be one adverse consequenc from climate change that NPPF seeks to lo development away f areas of high risk of flooding, this option have positive and permanent long tern impacts on managing adverse impacts of change.	of the es e, and ocate from would n g the	+	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 infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected	nation habit: and S Prote natur Creat / geo Improinfras enviro	ct and enhance internationa nally significant priority spec ats within SACs, SPAs, RAMS SSIs; ct and enhance locally impore conservation sites (SINCs); e new areas or site of bio-didiversity value; ove connectivity of green structure and the natural conment; de opportunities for people to	ies and ARs rtant versity	+	on land in would pre from bein which wo conserve environments and l permaner	g development the floodplain vent this land g developed, uld help to the natural ent on these nave a it and positive impact on this	+	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 lo all new developmen from areas at highes of flooding. Such an approach would help conserve the natural environment on this and have a permane positive long term in on this objective.	t away t risk o to I land ent and	+	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.

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KEY	Very positiv	e impact	Positive impact likely	No sign	nifican	t effect /	Uncertain		or Negative impact likely	Ver	y negative impact	Positive	e or ne	gative impact depending on
_	likely			no clea	r link		insufficient info	ormatio	on	likel	У	how it	is imple	emented
			•	•			•		•		•			
	natural	acces	ss the natural environment.											
	environme													
	nt													
9	Use land	• Re-119	se previously developed land;		_	Restricting	g development	4	Restricting development	+	The NPPF seeks to lo	cate	_	It is assumed that a local
3	resources		ent pollution contaminating t			,	the floodplain		on Greenfield land in the	·	all new developmen		•	level policy would seek to
	efficiently			ile iailu		would pre	•		floodplain would prevent		from areas at highes	•		restrict development in
	and		emediate any existing			•	l land from		Greenfield land from being		of flooding. Such an			the floodplain. Such an
			amination;				eloped. This		developed. This would		approach would help			approach would help to
	safeguard their		guard soil quality, including th			_	•		help to protect some					protect some agricultural
			most versatile agricultural lan	id;			p to protect				protect some agricul			
	quality		ect or enhance allotments;			_	cultural land		agricultural land from		land from developm			land from development
		_	guard mineral resources and				elopment and other land		development and		and safeguard other			and safeguard other land
		enco	urage their efficient use.			_			safeguard other land such		such as allotments, we may be in the floodp			such as allotments, which
						such as all which ma			as allotments, which may					may be in the floodplain, from development. This
						floodplain			be in the floodplain, from		from development.			would have permanent
						developm	•		development. This would have permanent and		would have permand and positive long ter			and positive long term
									•					
							e permanent		positive long term impacts		impacts on this obje	ctive.		impacts on this objective.
						=	ve long term		on this objective.					
						impacts of	II UIIS							
10	Improvo	• Cons		- Ita	0	objective. No signific	ant	0	No significant impact/clear	0	No significant impac	t/sloor	0	No significant
10	Improve		erve water resources and qua	anty;	0			U	link	0	link	t/ciear	0	0
	water		ove the quality of rivers and			impact/cle	eariink		IINK		IINK			impact/clear link
	efficiency	groui	ndwaters.											
11	and quality	- 0			0	Na sissifia		_	No significant impost/slass	0	No significant image	t /alaa	0	No significant
11	Reduce		note reduction, re-use, recove	ery and	0	No signific		0	No significant impact/clear	U	No significant impac	t/ciear	U	J
	waste		cling of waste;			impact/cle	earlink		link		link			impact/clear link
	generation		note and increase resource											
	and	effici	ency.											
	increase													
	level of													
	reuse and													
42	recycling				_	Nie sie siū		_	No significant invariables	_	No design	1.1-1		Ni ''f' i
12	Improve air		ice all emissions to air from ci	urrent	0	No signific		0	No significant impact/clear	0	No significant impac	ı/ciear	0	No significant
	quality	activ				impact/cle	ear IIIIK		link		link			impact/clear link
			mise and mitigate emissions t											
			new development (including	1										
			cing transport emissions thro	_										
			emission technologies and fue											
			ort the development of city v	vide										
			emission infrastructure;											
		•	ove air quality in AQMAs and											
		preve	ent new designations;											
			-								-			

	++		+	0			?		-		1		
KEY	Very positiv	e impact	Positive impact likely	No sign	nifican	effect /	Uncertain		or Negative impact likely	Ver	y negative impact Positiv	e or ne	gative impact depending on
	likely			no clear	r link		insufficient info	rmatio	on	likel	y how it	is impl	emented
		ı											
			oid locating development where										
			ıld negatively impact on air qual										
			oid locating development in area										
			sting poor air quality where it co										
			ult in negative impacts on the he	ealth									
			uture occupants/users;										
			mote sustainable and integrated insport network to minimise the										
			car.	use oi									
13	Minimise		duce risk of flooding;		++	Droventing	g development	++	Preventing development	++	The NPPF seeks to locate	++	It is assumed that a local
13	flood risk		sure development location and c	locian	7.7		dplain would	7.7	on Greenfield land in the	77	all new development away	TT	level policy would seek to
	and reduce		es not negatively impact on floor			directly m	•		floodplain would directly		from areas at highest risk		restrict development in
	the impact		iver or incorporate through desi			,	and therefore		mirror this objective and		of flooding. Such an		the floodplain. Such an
	of flooding		tainable urban drainage systems			,	positive and		therefore have very		approach would directly		approach would directly
	to people	(Sul	<u> </u>			permaner	t long term		positive and permanent		mirror and objective and		mirror this objective and
	and	,	•			impacts.			long term impacts.		therefore have very		therefore have very
	property in										positive and permanent		positive and permanent
	York										long term impacts.		long term impacts.
14	Conserve	• Pre	serve or enhance the special		+	,	g development	+	Preventing development	+	The NPPF seeks to locate	+	It is assumed that a local
	or enhance		racter and setting of the historic	city;			dplain would		on Greenfield land in the		all new development away		level policy would seek to
	York's		mote or enhance local culture;				otect York's		floodplain would help to		from areas at highest risk		restrict development in
	historic		serve or enhance designated an				vironment by		protect York's historic		of flooding. Such an		the floodplain. Such an
	environme nt, cultural		n-designated heritage assets and	l their		ensuring t developm			environment by ensuring that development in the		approach would help to protect York's historic		approach would help to protect York's historic
	heritage,		ting;			floodplain			floodplain did not increase		environment by ensuring		environment by ensuring
	character		serve or enhance those element	ts		increase t			the risks of flooding		that development in the		that development in the
	and setting		ich contribute to the 6 Principle aracteristics of the City as identif	iod in			lsewhere. This		elsewhere. This would		floodplain did not increase		floodplain did not
	and setting		Heritage Topic Paper.	ieu iii		_	e a permanent		have a permanent and		the risks of flooding		increase the risks of
		tile	age ropie raper.				ve long term		positive long term impact		elsewhere. This would		flooding elsewhere. This
						impact on	this objective.		on this objective.		have a permanent and		would have a permanent
											positive long term impact		and positive long term
											on this objective.		impact on this objective.
15	Conserve		serve or enhance the landscape		+		g development	+	Preventing development	+	The NPPF seeks to locate	+	It is assumed that a local
	and		luding areas of landscape value				dplain would		on Greenfield in the		all new development away		level policy would seek to
	enhance		nserve or enhance geologically				nserve York's		floodplain would help to		from areas at highest risk		restrict development in
	York's		portant sites;			natural an			conserve York's natural		of flooding. Such an		the floodplain. Such an
	natural and		mote high quality design in cont				by ensuring		and built landscape by		approach would help to		approach would help to
	built landscape		h its urban and rural landscape a			floodplain	opment in the		ensuring that development in the		protect York's natural and built environment by		protect York's natural and built environment by
	iailuscape		with the "landscape and Setting hin the Heritage Topic Paper.	B		increase t			floodplain did not increase		ensuring that development		ensuring that
		Witi	inii ule nemage ropic raper.				lsewhere. This		the risks of flooding		in the floodplain did not		development in the
						_	e a permanent		elsewhere. This would		increase the risks of		floodplain did not
							ve long term		have a permanent and		flooding elsewhere. This		increase the risks of
						and positi	. c iong term		c a permanent una		CISCAVIICIC. TIIIS		

KEY	Very positive impact likely	+ Positive impact likely	O No sign	nificant effect /	? Uncertain insufficient info	o ormatior	r Negative impact likely	Very likely	/ negative impact y		e or negative impact depending on is implemented
				impact on	this objective.		positive long term impact on this objective.		would have a perma and positive long ter impact on this objec	m	flooding elsewhere. This would have a permanent and positive long term impact on this objective.
Gene	ral			protect the envir	ronment, people ousing objectives	and pro s, which i	perty from the adverse conse is due to the tensions betwee	equence	es of flooding. There a	re some	n the floodplain would help to uncertainties in relation to the for development and
Prefe	rred Approach			development in to consequences of In common with	the floodplain. T flooding would other options, u	his woul be mitig ncertain	ld have a number of positive i ated.	impacts	s, particularly for the economic objectives are	environm	pment would seek to restrict nent since the adverse ble given the tension between
Reco	mmendations						om the preferred option no m			sary.	

SA	Objective			mitig	on 1 Relay on NPPF to guide flood ation/surface water drainage/groundwater ection measures	ado _l wate	ion 2 Require all new development to pt specified flood mitigation/surface er drainage/groundwater protection isures	to co	on 3: Require all new development ontribute to long term climate change station measures.
1	To meet the diverse housing needs of the population in a sustainable way. Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.		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	•	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.

Τ.	++		+	0			?	-				T	
KEY	Very positiv	e impact	Positive impact likely	No sign	nifican	t effect /	Uncertain	r Negati	ve imp	act likely	Very negative impact	Posit	tive or negative impact depending on
	likely			no clea	r link		insufficient informatio	า			likely	how	it is implemented
										,			
			s to leisure opportunities (wa	alking /									
		cyclin	<u>~</u> ,										
			oves access to healthcare;										
			des or promotes safety and s	ecurity									
			sidents;										
			e that land	2000									
			mination/pollution does not ceptable risks to health.	pose									
3	Improve		de good education and traini	ina	0	No cianific	ant effect/no clear link.		0	No cianifi	cant effect/no clear link.	0	No significant effect/no clear link.
3	education,		rtunities for all;	i ig	U	NO SIGNING	ant enecyno clear link.		0	NO SIGNIN	cant effect/fib clear link.	0	No significant effect/no clear link.
	skills		ort existing higher and furthe	or .									
	developme	• •	ational establishments for	.'									
	nt and		nued success;										
	training for	• Provi	de good quality employment	:									
	an effective		rtunities available to all.										
	workforce												
4	Create jobs		deliver conditions for busine	SS	0	No signific	ant effect/no clear link.		0	No signifi	cant effect/no clear link.	0	No significant effect/no clear link.
	and deliver		ss and investment;										
	growth of a		er a flexible and relevant wo	rkforce									
	sustainable , low		e future;										
	carbon and		er and promote stable econo	mic									
	inclusive	grow • Enha	nce the city centre and its										
	economy		rtunities for business and leis	sure.									
	,		de the appropriate infrastruc										
			conomic growth;	, cu. c									
			ort existing employment driv	ers;									
			ote a low carbon economy.	·									
5	Help		ess existing imbalances of eq	uality,	0	No signific	ant effect/no clear link.		0	No signifi	cant effect/no clear link.	0	No significant effect/no clear link.
	deliver	depri	vation and exclusion across t	he									
	equality	city;]			
	and access		de accessible services and fac	cilities									
	to all		e local population;										
			de affordable housing to me	et									
		dema											
			reduce homelessness;										
			ote the safety and security for le and/or property.	ונ]			
6	Reduce the		er development where it is		0	No signific	ant effect/no clear link.		0	No signifi	cant effect/no clear link.	0	No significant effect/no clear link.
U	need to		sible by public transport, wa	lking	U	INO SIBIIIII	ant enecyno deal lilk.			ivo sigillii	cant effecty no clear lillk.		ivo significant effect/110 cledi IIIIk.
	travel and		ycling to minimise the use of]			
	deliver a	car;	yearing to miniminate the use of	LIIC .									
		cui,							1	1			1

					0			?	_				1	
KEY	Very positiv	e imp	act	Positive impact likely	No sig	nifican	t effect /	Uncertain or	Negativ	e impa	act likely	Very negative impact	Posit	ive or negative impact depending on
	likely				no clea			insufficient information			•	likely		it is implemented
	-				•								•	
	sustainable	•	Deliver	transport infrastructure w	hich									
	integrated		suppor	ts sustainable travel option	ıs;									
	transport	•	Promo	te sustainable forms of trav	/el;									
	network	•	Improv	ve congestion.										
7	То	•	Reduce	e or mitigate greenhouse ga	as	+	The NPPF	seeks to direct developme	nt away	+	Requiring	all new development to	+	Requiring all new development to
	minimise			ons from all sources;			from area	s at highest risk of flooding	. Since		adopt spe	cified flood mitigation		contribute to long term climate
	greenhouse	•	Plan or	implement adaptation me	asures		flooding o	an be one of the adverse			measures	would help to deliver a		change adaption measures would
	gases that		for the	likely effects of climate cha	ange;		conseque	nces of climate change this	would		managed	response to the effects		help to minimise greenhouse gas
	cause	•	Provide	e and develop energy from			help deliv	er a managed response to t	:he		of climate	change. There would		emissions and deliver a managed
	climate		renewa	able, low and zero carbon			effects of	climate change. There wou	ıld			be positive and		response to the effects of climate
	change and		techno	ologies;			therefore	be positive and permanent	long		permaner	nt long term impacts		change. There would therefore be
	deliver a	•		te sustainable design and b	uilding		term impa	acts upon this objective.			upon this	objective.		positive and permanent long term
	managed			als that manage the future										impacts upon this objective.
	response to		and co	nsequences of climate char	nge;									
	its effects	•	Adhere	e to the principles of the en	ergy									
			hierard	chy.										
8	Conserve	•	Protect	t and enhance internationa	l and	+	The NPPF	seeks to direct developme	nt away	+	Requiring	all new development to	+	It is assumed that requiring all new
	or enhance		nationa	ally significant priority spec	ies and		from area	s at highest risk of flooding	. This		adopt spe	cified flood		development to contribute to long
	green		habitat	ts within SACs, SPAs, RAMS	ARs		will help t	o minimise adverse impacts	s of		mitigation	n/surface water		term climate change adaption
	infrastructu		and SS	SIs;			flooding,	which will help to conserve	the		drainage/	groundwater protection		measures would include minimising
	re, bio-	•	Protect	t and enhance locally impor	rtant		natural er	vironment.			measures	will help to minimise		flood risk and reducing impact of
	diversity,		nature	conservation sites (SINCs);			There wo	uld therefore be positive an	ıd		adverse ir	mpacts of flooding, which		flooding. Such an approach would
	geodiversit	•	Create	new areas or site of bio-div	ersity		permaner	nt long term impacts on this	5		will help t	o conserve the natural		help to protect the natural
	y, flora and		/ geodi	iversity value;			objective.				environm	ent.		environment from flooding and
	fauna for	•	Improv	ve connectivity of green								uld therefore be positive		therefore have positive and
	accessible		infrasti	ructure and the natural								anent long term impacts		permanent long term impacts upon
	high quality		enviror	nment;							on this ob	jective.		this objective.
	and	•	Provide	e opportunities for people t	to									
	connected		access	the natural environment.										
	natural													
	environme													
	nt													
9	Use land	•		previously developed land		0	No signific	cant effect/no clear link		0	No signifi	cant effect/no clear link	0	No significant effect/no clear link
	resources	•		t pollution contaminating t	he									
	efficiently			nd remediate any existing										
	and			nination;										
	safeguard	•		ard soil quality, including th										
	their			ost versatile agricultural lan	id;									
	quality	•		t or enhance allotments;										
		•		ard mineral resources and										
				age their efficient use.										
10	Improve	•	Conser	ve water resources and qu	ality;	?	Relying or	the NPPF to guide flood		+	Requiring	all new development to	+	It is assumed that requiring all new

	++		+	0				-	-				1	
KEY	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain	or I	Negative	impa	act likely	Very negative impact	Posit	ive or negative impact depending on
-	likely			no clea	r link		insufficient infor	rmation				likely	how	it is implemented
	water	• Impr	ove the quality of rivers and			mitigation	/surface water				adopt grou	undwater protection		development to contribute to long
	efficiency	grou	ndwaters.			drainage/	groundwater prote	ection meas	sures		measures	would help to avoid		term climate change adaptation
	and quality	0					e uncertain impac				pollution	or adverse impacts on		measures would include water
							since the NPPF do		ıde		•	iter from new		conservation, giving positive and
							pecific in relation				U	ent. This would also		permanent long term impacts on
						, .	and quality.	to water			-	prove the quality of		this objective.
						cincicity	and quanty.				•	ter and have permanent		and dajective.
											-	ve long term impacts		
											upon this	•		
11	Reduce	• Pron	note reduction, re-use, recove	ony and	0	No signific	ant effect/no clea	r link		0	_	ant effect/no clear link.	0	No significant effect/no clear link.
11	waste		cling of waste;	ery ariu		NO SIGNING	ant enect/no clea	II IIIIK.		•	NO SIGILITIC	ant enecty no clear link.	0	No significant effect/no clear link.
	generation	•	note and increase resource											
	and													
	increase	enic	ency.											
	level of													
	reuse and													
	recycling													
12	Improve air	• Redu	use all emissions to air from s	urront	0	No signific	ant effect/no clea	ır link		0	No signific	ant effect/no clear link.	0	No significant effect/no clear link.
12	quality					NO SIGNING	ant enect/no clea	II IIIIK.		•	NO SIGNING	ant enecty no clear link.	0	No significant effect/no clear link.
	quanty													
			new development (including											
			cing transport emissions thro											
			emission technologies and fu	_										
			ort the development of city w	**										
			emission infrastructure;	wide										
			ove air quality in AQMAs and											
		•	ent new designations;	•										
		•	d locating development wher	ro it										
			d negatively impact on air qua											
			d locating development in are	• •										
			ing poor air quality where it o											
			t in negative impacts on the I											
			ture occupants/users;	cuitii										
			note sustainable and integrate	ed										
			sport network to minimise the											
			e car.	c asc										
13	Minimise		ice risk of flooding;		+	The NPPF	seeks to direct dev	velopment a	awav	++	Requiring	all new development to	+	It is assumed that requiring all new
	flood risk		re development location and	design			s at highest risk of	•				specific measures		development to contribute to long
	and reduce		not negatively impact on flo	_			plans should deve	_			•	the preferred option to		term climate change adaption
	the impact		er or incorporate through de				ood risk from all so					ooding would help to		measures would include minimising
	of flooding		ainable urban drainage syster	_		-	PF to guide flood r				-	lood risk to people and		flood risk and reducing impact of
	to people	(SuD	~ ,				have positive and	•				n York and have very		flooding. There would therefore be
		(Jub	5].					r						5

>	++		+	0			?	-				ı	
KEY	Very positiv	e impact	Positive impact likely	_		effect /	Uncertain or	Negativ	e impa	act likely	Very negative impact		ive or negative impact depending on
	likely			no clea	r link		insufficient information				likely	how	it is implemented
	and					term impa	acts on this objective.			•	nd permanent long term		positive and permanent long term
	property in									impacts o	n this objective.		impacts upon this objective.
	York												
14	Conserve		ve or enhance the special		+		seeks to direct developmen		+		all new development to	+	It assumed that requiring all new
	or enhance		cter and setting of the histor				s at highest risk of flooding			•	specific measures		development to contribute to long
	York's		ote or enhance local culture,				hat local plans should devel				n the preferred option to		term climate change adaption
	historic		ve or enhance designated a				manage risks of flooding fr			_	looding would help to		measures would include minimising
	environme	non-d	esignated heritage assets ar	d their			which would help to conserv				flood risk and also to		flood risk and reducing impact of
	nt, cultural	setting	- 4				toric environment by reduci	_			ks of flooding elsewhere,		flooding. This would help to reduce
	heritage,		ve or enhance those eleme				lverse impacts from flooding	-			uld help to conserve		risks of flooding elsewhere, which
	character		contribute to the 6 Principle				uld therefore be permanent	and			toric environment by		would help to conserve York's
	and setting		cteristics of the City as ident	ified in		•	ong term impacts upon this			_	isks of adverse impacts		historic environment by reducing
		the He	eritage Topic Paper.			objective.					ding. There would		risks of adverse impacts from
											be permanent and		flooding. There would therefore be
										this object	ong term impacts upon		permanent and positive long term
15	Caraaria			_	+	The NIDDE			+				impacts upon this objective.
15	Conserve and		ve or enhance the landscap		+		seeks to direct developmer s at highest risk of flooding		+		all new development to specific measures	+	It is assumed that requiring all new development to contribute to long
	enhance		ing areas of landscape value				s at highest risk of hooding plans should develop policie			•	n the preferred option to		term climate change adaption
	York's		rve or enhance geologically tant sites;				isks of flooding from all sour				looding would help to		measures would include minimising
	natural and	•	ote high quality design in co	*****		_	uld help to conserve York's			_	flood risk and also to		flood risk and reducing the impact
	built		s urban and rural landscape				andscape by reducing risks				ks of flooding elsewhere,		of flooding. This would help to
	landscape		ith the "landscape and Setti				npacts from flooding. There				uld help to conserve		reduce risks of flooding elsewhere,
	iaiiaocape		the Heritage Topic Paper.	'g			refore be permanent and p				ural and built landscape.		which would help to conserve
		Wiciiii	the nemage ropic raper.				impacts upon this objective				uld therefore be		York's natural and built
						. 0	r · · · · · · · · · · · · · · · · · · ·			permaner	nt and positive long term		environment. There would
										impacts u	pon this objective.		therefore be permanent and
										-	-		positive long term impacts upon
													this objective.
Gen	eral				For tl	ne two alter	native options there would	be a num	nber of	positive en	vironmental impacts since b	oth op	otions would help to reduce the risk
					of flo	oding and v	vould help to protect people	and pro	perty,	and also the	e environment from the adv	erse co	onsequences of flooding. There are
							ects/clear links in relation to						
Pref	referred Approach												to reduce the chance of flooding and
						_	•			•			here is no significant effect/clear link
								es. There	e will tl	hough, be s	ome positive social impacts	since p	people and property will be protected
							consequences of flooding.						
Reco	mmendations				As no	negative ir	npacts from the preferred o	ption hav	ve beer	n identified	no mitigation is therefore c	onside	red necessary.

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

SECTION 20: CLIMATE CHANGE

SA	SA Objective			on 1: Restrict wable and low carbon gy development	rene	on 2: Rely on NPPF to guide wable and low carbon gy development	local guide	on 3: Provide generic criteria/locations to e for renewable and low on energy development	criter rene	on 4: Provide detailed local ria/identify sites to guide wable and low carbon gy development.
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	?	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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.

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KEY	Very positive impa- likely	ict	Positive impact likely	No significant on clear link	effect /	Uncertain insufficient informa	or ation		Very no likely			egative impact depending on lemented
3	Improve education, skills development and training for an effective workforce	•	Provide good education and opportunities for all; Support existing higher and educational establishments success; Provide good quality emplo opportunities available to a	further for continued yment	-	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	•	Help deliver conditions for success and investment; Deliver a flexible and relevator the future; Deliver and promote stable growth; Enhance the city centre and opportunities for business a Provide the appropriate infectonomic growth; Support existing employme Promote a low carbon econ	economic d its and leisure; rastructure for nt drivers;	-	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	•	Address existing imbalance: deprivation and exclusion a Provide accessible services the local population; Provide affordable housing demand; Help reduce homelessness; Promote the safety and sec and/or property.	cross the city; and facilities for to meet	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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KEY	Very positive impa	ict	1	No significant	effect		or			egative impact			gative impact depending on
	likely			no clear link		insufficient informa	ition		likely		how it	is impl	emented
6	Reduce the need to travel and deliver a sustainable integrated transport network	•	Deliver development where i by public transport, walking a minimise the use of the car; Deliver transport infrastructu supports sustainable travel of Promote sustainable forms of Improve congestion.	and cycling to are which ptions;	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	•	Reduce or mitigate greenhou emissions from all sources; Plan or implement adaptation for the likely effects of climat Provide and develop energy frenewable, low and zero carbetchnologies; Promote sustainable design a materials that manage the fur consequences of climate characteristics.	n measures te change; from toon and building ture risks and nge;	-	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 the generic local criteria/location include support renewable energiand low carbon development. I will help to mingreenhouse gasemissions and of the adverse efficilmate change would have posend permanent term impacts uthis objective.	ns will t for fgy This imise combat ects of , which sitive	+	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	•	Protect and enhance internat nationally significant priority habitats within SACs, SPAs, R. SSSIs; Protect and enhance locally in nature conservation sites (SIN Create new areas or site of bigeodiversity value; Improve connectivity of greet infrastructure and the natural environment; Provide opportunities for pecthe natural environment.	species and AMSARs and mportant NCs); io-diversity /	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 generi criteria/location guide for renew and low carbon energy develop would include sufficient prote for the natural environment an impacts on this objective are uncertain.	ns to vable ment ction	Ŷ	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	•	Re-use previously developed Prevent pollution contaminat and remediate any existing of Safeguard soil quality, includi and most versatile agricultura Protect or enhance allotment	ting the land ontamination; ing the best al land;	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear linl	ζ.	0	No significant effect/clear link

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KEY	Very positive impa	ict	Positive impact likely	No significant	effect	/ Uncertain	or	Negative impact likely				egative impact depending on
	likely			no clear link		insufficient informa	ation		likely	how	it is imp	plemented
10		•	Safeguard mineral resource encourage their efficient us	se.								
10	Improve water efficiency and quality	•	Conserve water resources a Improve the quality of river 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	•	Promote reduction, re-use, recycling of waste; Promote and increase resor			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 resourc 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	• • • • • •	Reduce all emissions to air activities; Minimise and mitigate emisfrom new development (inc transport emissions throug technologies and fuels); Support the development of emission infrastructure; Improve air quality in AQM new designations; Avoid locating developmen negatively impact on air qu Avoid locating developmen existing poor air quality wheresult in negative impacts of future occupants/users; Promote sustainable and in transport network to minim the car.	essions to air cluding reducing h low emission of city wide low As and prevent at where it could ality; t in areas of ere it could on the health of others.		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	•	Reduce risk of flooding; Ensure development location does not negatively impact	•	-	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

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KEY	Very positive impac	ct Positive impact likely	No significant e	effect /	Uncertain	or	Negative impact likely	Very n	egative impact	Positive	or ne	gative impact depending on
_	likely		no clear link		insufficient informa	ation		likely		how it is	impl	emented
		·										
	flooding to people and property in York	Deliver or incorporate throsustainable urban drainage			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 ener and low carbon development. T will help to com the adverse consequences of climate change, includes flood r and therefore h positive and permanent long impact on this objective.	flis his abat of which isk, ave a		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	 Preserve or enhance the syand setting of the historic Promote or enhance local Preserve or enhance design designated heritage assets setting; Preserve or enhance those contribute to the 6 Princip of the City as identified in Topic Paper. 	city; culture; nated and non- and their e elements which le Characteristics	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.	?	objective. It is uncertain whether generic criteria/location guide for renew and low carbon energy develop would include sufficient protefor the York's hienvironment an impacts on this objective are uncertain.	ns to rable ment ction istoric	+	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	 Preserve or enhance the la including areas of landscape. Conserve or enhance geol important sites; Promote high quality design with its urban and rural lar line with the "landscape are within the Heritage Topic I 	oe value ogically gn in context ndscape and in nd Setting"	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 criteria/location guide for renew and low carbon energy develop would include sufficient protefor the York's mand built environment arimpacts on this objective are uncertain.	ment ction atural	+	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.
Gene	eral			Option	n 1 has a number of ne	gative i	mpacts, which would be exp	ected sir		n renewat	ole an	d low carbon energy

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(E)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on						
	likely		no clear link	insufficient information		likely	how it is implemented						
	development would not halp to reduce grouphouse are emissions or mitigate the adverse consequences of climate change. This												

	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. 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. 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.
Preferred Approach	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. 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.
Recommendations	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.

20	20.2: Code for Sustainable Homes													
SA	SA Objective				on 1: Set targets at CSH el 1-3 or equivalent (do ling option)	Option 2: Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led			on 3: Set targets at CSH d 5-6 or equivalent (zero on option)	Level	on 4: Set targets at CSH I 5-6 or equivalent for major developments			
1	To meet the diverse housing needs of the population in a sustainable way.	•	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and	-	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			

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KEY	Very positive impact	Positive	e impact likely	No significant ef	ffect /	Uncertain or	Nega	tive impact likely	Very neg	gative impact	Positive (or nega	tive impact depending on
	likely			no clear link		insufficient information			likely		how it is	implem	nented
		Travell	ers and Showpeo _l	ole.									permanent impact on this objective.
2	Improve the health and well-being of York's population	environ negative la	ves access to healt es or promotes sa idents; that land contam	ances could ople's health; pace / multi- estyle though unities (walking / chcare; fety and security		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 poor quality homes This would have positive and permanent long ter impacts on this objective.	n	This option whelp to delive sustainable how which would lensure that go quality homes built and help people living iquality homes would have pand permaneterm impacts objective.	r comes help to cood s are to avoid in poor s. This ositive nt long	+	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	opportSupporteducatsuccessProvide	e good education unities for all; rt existing higher a ional establishme s; e good quality em unities available t	and further nts for continued ployment	-	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 ter impact upon this objective.		This option we help to delive sustainable he which would a provide traini opportunities respect of bui sustainable he which would a positive and permanent lo impact upon to objective.	r omes help to ng in Iding omes, have a	+	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	succes: Deliver for the Deliver growth Enhance opport Provide econor Support	ce the city centre a cunities for busine	evant workforce ble economic and its ss and leisure; infrastructure for ment drivers;	-	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 ter		This option we help to delive sustainable he which would be provide job opportunities respect of bui new sustainal homes. This whelp to grow the economy and positive and permanent lo	r omes help to in Iding ole would the have	+	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

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KEY	Very positive impact	Positive impact likely	No significant ef	fect /	Uncertain or	Nega	tive impact likely \	ery neg	ative impact Positive	or nega	tive impact depending on
	likely		no clear link		insufficient information		li	kely	how it is	implen	nented
							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	 Address existing imbalar deprivation and exclusio Provide accessible service the local population; Provide affordable house demand; Help reduce homelessne Promote the safety and and/or property. 	en across the city; ces and facilities for ing to meet	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	 Deliver development wh by public transport, walk minimise the use of the Deliver transport infrast supports sustainable tra Promote sustainable for Improve congestion. 	king and cycling to car; ructure which vel options;	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	Reduce or mitigate gree emissions from all source Plan or implement adapt for the likely effects of concentration of the likely effects of the likel	es; tation measures limate change; ergy from o carbon sign and building he future risks and	-	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	 Protect and enhance intractionally significant price habitats within SACs, SP, SSSIs; Protect and enhance loce nature conservation site Create new areas or site geodiversity value; Improve connectivity of infrastructure and the national process. 	ority species and As, RAMSARs and ally important is (SINCs); of bio-diversity /	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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KEY	Very positive impact		Positive impact likely	No significant ef	ffect /	Uncertain or	Nega	tive impact likely		egative impact		_	ative impact depending on
	likely			no clear link		insufficient information			likely		how it is	implen	nented
		•	environment; Provide opportunities for the natural environment										
9	Use land resources efficiently and safeguard their quality	•	Re-use previously develo Prevent pollution contant and remediate any existi Safeguard soil quality, inc and most versatile agricu Protect or enhance allotr Safeguard mineral resour encourage their efficient	ninating the land ng contamination; cluding the best ultural land; ments; rces and	clear link. impact/no clear link. impact/no clear link. impact/ro			No significal impact/no c		0	No significant impact/no clear link.		
10	Improve water efficiency and quality	• •	Conserve water resource Improve the quality of riv groundwaters.		0	"	0	U	_	No signification impact/no c		0	No significant impact/no clear link.
11	Reduce waste generation and increase level of reuse and recycling	•	proundwaters. 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 teri impacts upon this objective.	e	This option help to deliv sustainable which would reduce wast generation a positive and permanent impacts upc objective.	rer homes, d help to se and have	+	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	•	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			No significant impact/no clear link.	0	No significant impact/no clear link	0	No significal impact/no o		0	No significant impact/no clear link.

Appendix 6: Local Plan SA - Policy Alternatives Appraisal Draft May 2013

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KE	Very positive impact		Positive impact likely	No significant ef	fect /	Uncertain or	Nega	' '	,	gative impact			ative impact depending on	
	likely			no clear link		insufficient information			likely		how it is	impler	nented	
								Т		T			1	
			transport network to min	imise the use of										
- 10			the car.		0								A1	
13	Minimise flood risk	•	Reduce risk of flooding;		U	No significant impact/no clear link.	0	No significant	0	No significant		0	No significant impact/no clear link.	
	and reduce the impact of flooding	•	Ensure development loca	•		clear link.		impact/no clear link	•	impact/no cle	ear iink.		impact/no clear link.	
	to people and		does not negatively impa	· · · · · · · · · · · · · · · · · · ·										
	property in York	•	Deliver or incorporate thr	•										
14	Conserve or	_	sustainable urban drainag	· · · · ·	0	No significant impact/no	0	No significant	0	No significant		0	No significant	
14	enhance York's	•	Preserve or enhance the and setting of the historic	•	U	clear link.	U	impact/no clear link		impact/no cle		U	impact/no clear link.	
	historic		Promote or enhance loca	• • •		clear link.		impact/no clear link	•	impact/110 cie	di IIIK.		impact/110 clear link.	
	environment,		Preserve or enhance design	•										
	cultural heritage,		designated heritage asset	_										
	character and		setting;	.s and then										
	setting		Preserve or enhance thos	e elements which										
	J		contribute to the 6 Princip											
			of the City as identified in											
			Topic Paper.											
15	Conserve and	•	Preserve or enhance the	landscape	0	No significant impact/no	0	No significant	0	No significant		0	No significant	
	enhance York's		including areas of landsca	ipe value		clear link.		impact/no clear link		impact/no cle	ear link.		impact/no clear link.	
	natural and built	•	Conserve or enhance geo	ologically										
	landscape		important sites;											
		•	Promote high quality desi	_										
			with its urban and rural la											
			line with the "landscape a	_										
			within the Heritage Topic	Paper.						1.				
Gen	eral					on 1 has a number of negative				•		urrent	status quo would	
						in, and so potential benefits ons 3 and 4 would have posit						+h 0	ould halp to deliver	
						inable homes and provide tr								
						onmental impacts through r	_		•	_			-	
Pref	erred Approach													
					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									
						d help to provide job opport								
						grow. There will also be pos								
						rt of building new homes.		,					,	
Reco	mmendations					negative impacts were ider	tified	from the preferred opt	ion, it is r	not considered th	nat any mi	tigatior	is necessary.	
						- •		'	•		•		,	

	++	+	0	?	-		1
KE)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented

20	20.3: Building Regulations and Carbon Savings SA Objective Option 1 Rely on 2010 Building Regulations Option 2 Require that major development Option 3 Require that all development Option 3 Require t												
SA	Objective			for o	on 1 Rely on 2010 Building Regulations carbon savings (until proposed 2013 ling Regulations are implemented)	achie	on 2 Require that major development eves an additional 10% reduction in sss of Building Regulations	acl	hieve	3 Require that all development es an additional 10% reduction in excess ling Regulations			
1	To meet the diverse housing needs of the population in a sustainable way.	needs of the terms of question of questions and stock; Locate site housing ne Deliver conthe needs questions.	nmunity facilities for of the population; ches required for d Travellers and	+	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.	+	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	where envicircumstant impact on Improve act multi-funct Promotes at though accorportunit Improves a Provides on and securit Ensure that contaminar	people's health; cess to openspace / tional openspace a healthier lifestyle tess to leisure ies (walking / cycling) access to healthcare; or promotes safety	+	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.	+	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 longterm impacts upon the health and well-being of York's population.			
3	Improve education, skills development and training for an	training op	od education and portunities for all; isting higher and	+	Reliance on 2010 Building Regulations for carbon savings will help to create training and education	+	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			

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KEY	Very positive impact		Positive impact likely	_		t effect /	Uncertain or	Negat	ve impact likely	Very negative i	npact		Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely			how it is implemented
	effective workforce	•	further educational establishments for conting success; Provide good quality employment opportunitities available to all.			carbon te	ities in respect of low chnologies and will have nd permanent long term pon this objective.		help to create tr education oppor respect to low ca and low carbon have positive an	rtunities with arbon technologies			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 have permanent long-term impacts upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Help deliver conditions for business success and investment; Deliver a flexible and rel workforce for the future; Deliver and promote state economic growth; Enhance the city centre a opportunities for business leisure; Provide the appropriate infrastructure for economic growth; Support existing employed drivers; Promote a low carbon economy.	evant ; and its ss and	+	Regulation help to cre carbon te positive a	on 2010 Building ns for carbon savings will eate jobs in respect of low chnologies and will have nd permanent long term pon this objective.	+	Requiring that m achieves an addi reduction in cark excess of Buildin help to create jo carbon technolo	najor development itional 10% con emissions in g Regulations will bs in respect of low gies and positive long-term impacts	+	?	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	•	Address existing imbalan equality, deprivation and exclusion across the city; Provide accessible service facilities for the local population; Provide affordable housi meet demand; Help reduce homelessne Promote the safety and s for people and/or proper	es and ng to ss; security rty.	0	,	cant effects/no clear link.	0		fects/no clear link.	0		No significant effects/no clear link.
6	Reduce the need to travel and deliver a sustainable integrated transport network	•	Deliver development who accessible by public trans walking and cycling to mit the use of the car; Deliver transport infrastr which supports sustainab travel options;	sport, inimise ructure	0	No signific	cant effects/no clear link.	0	No significant ef	fects/no clear link.	0		No significant effects/no clear link.

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KEY	Very positive impact		Positive impact likely	No sig	nifican	effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
											•	,
		•	Promote sustainable for	ns of								
			travel;									
		•	Improve congestion.									
7	To minimise	•	Reduce or mitigate green		+		on 2010 Building	+		najor development	+	Requiring that all development
	greenhouse gases		gas emissions from all so			•	ns for carbon savings will		achieves an add			achieves an additional 10% reduction
	that cause climate	•	Plan or implement adapt			•	inimise greenhouse gas			bon emissions in		in carbon emissions in excess of
	change and deliver a		measures for the likely e	ffects			and have positive and			ng Regulations will		Building Regulations will help to
	managed response to its effects		of climate change;			this object	nt long term impacts upon		emissions and h	e greenhouse gas		minimise greenhouse gas emissions and have positive and permanent
	to its effects	•	Provide and develop ene	· .		tilis objet	.tive.			-term impacts upon		long-term impacts upon this
			from renewable, low and carbon technologies;	i zero					this objective.	-term impacts upon		objective.
			Promote sustainable des	ian and					tills objective.			objective.
			building materials that m	_								
			the future risks and	ianage								
			consequences of climate									
			change;									
		•	Adhere to the principles	of the								
			energy hierarchy.									
8	Conserve or	•	Protect and enhance		0	No signifi	cant effects/no clear link.	0	No significant ef	fects/no clear link.	0	No significant effects/no clear link.
	enhance green		international and nation	ally								
	infrastructure, bio-		significant priority specie									
	diversity,		habitats within SACs, SP/	As,								
	geodiversity, flora		RAMSARs and SSSIs;									
	and fauna for	•	Protect and enhance loc	•								
	accessible high quality and		important nature conser sites (SINCs);	vation								
	connected natural		Create new areas or site	of hio								
	environment		diversity / geodiversity v									
			Improve connectivity of									
			infrastructure and the na	-								
			environment;									
		•	Provide opportunities fo	r								
			people to access the nat									
			environment.									
9	Use land resources	•	Re-use previously develo	ped	0	No signifi	cant effects/no clear link.	0	No significant ef	fects/no clear link.	0	No significant effects/no clear link.
	efficiently and		land;									
	safeguard their	•	Prevent pollution									
	quality		contaminating the land a	ınd								
			remediate any existing									
			contamination;									
		•	Safeguard soil quality, in									
			the best and most versal	ile								

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KEY	Very positive impact		Positive impact likely	No sig	nifican	t effect /	Uncertain or	Negativ	ve impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
10		•	agricultural land; Protect or enhance allotr Safeguard mineral resour and encourage their efficuse.	rces		At						
10	Improve water efficiency and quality	•	Conserve water resource quality; Improve the quality of rivand groundwaters.		0	NO SIGNITIO	cant effects/no clear link.	0	No significant er	fects/no clear link.	0	No significant effects/no clear link.
11	Reduce waste generation and increase level of reuse and recycling	•	Promote reduction, re-us recovery and recycling of Promote and increase resefficiency.	waste; source	0		cant effects/no clear link.	0	ŭ	fects/no clear link.	0	No significant effects/no clear link.
12	Improve air quality		Reduce all emissions to a current activities; Minimise and mitigate emissions to air from new development (including reducing transport emiss through low emission technologies and fuels); Support the developmencity wide low emission infrastructure; Improve air quality in AQ and prevent new designate Avoid locating development of the could negatively impact on air quality; Avoid locating developmence it could result in mimpacts on the health of occupants/users; Promote sustainable and integrated transport networking in the could integrate in the could integrated transport networking integrated in	w vions t of MAs ations; ent v ent in quality egative future work to	+	Regulation help to mi emissions permaner	on 2010 Building ns for carbon savings will inimise greenhouse gas and have positive and nt long-term impacts upon g air quality.	+	achieves an add reduction in carl excess of Buildir help to minimise emissions and h	oon emissions in ng Regulations will e greenhouse gas ave positive and -term impacts upon	+	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	•	Reduce risk of flooding; Ensure development loca and design does not nega impact on flood risk; Deliver or incorporate th	ation atively	0	No signific	cant effects/no clear link.		No significant ef	fects/no clear link.	0	No significant effects/no clear link.

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KEY		Positive impact likely			effect /	Uncertain or	Negati	ve impact likely	Very negative in		Positive or negative impact depending on	
	likely		no clea	r link		insufficient information			likely		how it is implemented	
							_	1		ı		
		design sustainable urba										
		drainage systems (SuDs)										
14	Conserve or	 Preserve or enhance the 	•	0	No signifi	cant effects/no clear link.		No significant ef	fects/no clear link.	0	No significant effects/no clear link.	
	enhance York's	character and setting of	the									
	historic	historic city;										
	environment,	 Promote or enhance loc 	al									
	cultural heritage,	culture;										
	character and	 Preserve or enhance des 	signated									
	setting	and non-designated her	_									
		assets and their setting;										
		 Preserve or enhance the 										
		elements which contrib										
		the 6 Principle Characte										
		the City as identified in t	the									
		Heritage Topic Paper.					+_		**			
15	Conserve and	Preserve or enhance the		0	No signiti	cant effects/no clear link.	0	No significant ef	fects/no clear link.	0	No significant effects/no clear link.	
	enhance York's	landscape including area	as of									
	natural and built	landscape value										
	landscape	Conserve or enhance										
		geologically important s										
		Promote high quality de	_									
		context with its urban a										
		landscape and in line wi "landscape and Setting"										
		the Heritage Topic Pape										
Gor	l eral	the Heritage Topic Pape	'-	Ontio	nc 2 and 2	will have nocitive impacts or) a numb	er of the SA chica	tives These ontions	will help	to create sustainable low carbon	
Gei	Ciai							•	•			
				homes, provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. will also have environmental benefits for York through a reduction in greenhouse gas emissions. This will also have positive impacts of								
				health and well-being of York's population.							s i.m. also have positive impacts on the	
Pre	erred 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								
				•	uture housi	•						
Rec	ommendations			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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Œ)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
_	likely		no clear link	insufficient information		likely	how it is implemented

SECTION 21: ENVIRONMENTAL QUALITY

	.1: Enviro	nm	ental Quality	Option 1: Rely on NPPF to provide environmental quality			on 2: Provide city-wide generic ria to guide in relation to ronmental protection	Option 3: Provide detailed locationally specific criteria (such as AQMAs) in relation to Environmental quality			
1	the diverse housing needs of the population in a sustainable way. the diverse popul Prom and if Loca need need need need need need need nee		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.		No significant effects/no clear link.		
2	Improve the health and well- being of York's population	•	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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 "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	++	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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KEY	Very positiv likely	e impact	Positive impact likely	No signoclea		effect /	Uncertain or insufficient information	Negative	impact likely	Very nega likely	tive impa	act	Positive or negative impact depending on how it is implemented
3	Improve education, skills	education, skills opportunities for all; • Support existing higher and further			take into account the cumulative effer of multiple impacts from individual sit and/or a number of sites in a locality. This policy approach would be open interpretation and may therefore be less likely to reflect local requirements/issues and remediation techniques. No significant effects/no clear link.			es	No significant link.	effects/no clo	ear 0		No significant effects/no clear link.
	developme nt and training for an effective workforce	continProvidopport	tional establishments for ued success; le good quality employment tunities available to all.										
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	succes Delive for the Delive growtl Enhan opport Provid for ecc Suppo	leliver conditions for business and investment; r a flexible and relevant wo efuture; r and promote stable econoh; ce the city centre and its tunities for business and leis le the appropriate infrastructionomic growth; art existing employment drivote a low carbon economy.	rkforce mic sure; eture	0?	which add and made environme contribute of the city However, local focus in the long factors are environme supporting	would support an approach dressed environmental quality an attractive and accessible ent. This would help to e to the investment potential this approach would lack as which may result in tension geterm over determining what e significant that contribute the ental quality in relation to g the economy. This is likely in uncertainty.	l Ins at to	have a positiv flexible appro respond to ch circumstance: However, give approach will changing envi	g of the al protection is overall it shou we impact as the each will be ab- langing s in the future en that this respond to ironmental s, it may lead e planning pro ainty in terms quirements n change if this policy on pment viabilit will be depen everall	ssues ald the ple to to occess a of		Specifying a detailed policy would create more certainty for developers in terms of understanding the parameters for managing development in relation to environmental quality. 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.
5	Help deliver equality and access	depriv city;	ss existing imbalances of equation and exclusion across the accessible services and fac	he	0	No signific	cant effects/no clear link.	0	No significant link.	effects/no cle	ear 0)	No significant effects/no clear link.

	++		+	0			?	-				I
KEY	Very positiv likely	e impact	Positive impact likely	No sign no clear		effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative in likely	mpact	Positive or negative impact depending on how it is implemented
	to all	ProvidencedemailHelp rPromotion	e local population; le affordable housing to mee nd; educe homelessness; ote the safety and security fo e and/or property.									
6	Reduce the need to travel and deliver a sustainable integrated transport network	access and cy car; Delive suppo Promo	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;			O No significant effects/no clear link.			O No significant effects/no clear link.			No significant effects/no clear link.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce emissi Plan of for the Provide renew technology mater and colonial	te or mitigate greenhouse gations from all sources; or implement adaptation meat likely effects of climate challe and develop energy from vable, low and zero carbon cologies; ote sustainable design and builds that manage the future ronsequences of climate change to the principles of the energins.	asures nge; uilding risks ge;	+	of those fit towards of quality. The contributed greenhous. "Planning compliant towards E objectives account the Managem impacts of sites in local should end developm Managem	would allow for consideration actors which contribute limate change such as air nis is likely to positively a toward minimising se emissions. The NPPF state policies should sustain the with and contribute U limit values or national for pollutants, taking into the presence of Air Quality and air quality from individual cal areas. Planning decisions sure that any new the pent Areas is consistent plan".	es re	contribute to be identified. comply with t minimising ar quality to have positive impachange. This also be able t long-term giv	al aspects which climate change to This is likely to the NPPF through and improving air we an overall	- 4	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 infrastructu re, bio- diversity, geodiversit y, flora and fauna for accessible	nation habita and SS Protec nature Create / geoc Impro	ct and enhance international nally significant priority speci- its within SACs, SPAs, RAMSA SSIs; ct and enhance locally importe conservation sites (SINCs); e new areas or site of bio-dividiversity value; we connectivity of green tructure and the natural	es and ARs tant	0		cant effects/no clear link.	0	No significant link.	t effects/no clear	0	No significant effects/no clear link.

Т.	++		+ 0				?	-					I
KEY	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negati	tive i	mpact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
	high quality		rironment;										
	and		vide opportunities for people t	0									
	connected	acc	ess the natural environment.										
	natural												
	environme nt												
9	Use land	• Re-	use previously developed land;		+	The NPPF	would require developmen	nt +	_	This would en	able land to be	+ -	This would have short to medium-term
	resources	Prevent pollution contaminating the					maximise its overall use as			identified as p			benefits for contaminated land through
	efficiently		d and remediate any existing			•	quiring that contamination			•	due to its past or		the detailed identification of sites/policies
	and		tamination;				anaged and does not migra				nd remediated as		to remediate the land. This would require
	safeguard		eguard soil quality, including th	e best		from the s	site. This is likely to have a			per the latest	information /		specifically detailing the type and quantity
	their		l most versatile agricultural lan			positive in	npact on safeguarding land			approach avai	lable through a		of contamination on site. However, as this
	quality		tect or enhance allotments;			and impro	oving its quality.			more flexible	policy approach.		approach becomes outdated, the
		Safeguard mineral resources and								This policy sho			effectiveness of this policy will decline.
	encourage their efficient use.									-	ct on the overall		Considering this, the policy overall is
										-	of contaminated		likely to have a negative impact over the
10	las a serve	- 6-		1		The NIDDE	aa.a.uta aa.all			land.	ia libabata bassa a		long-term
10	Improve water		nserve water resources and qua	ality;	+		supports overall	+	-		is likely to have a fit on water quality	++	This approach is likely to have a positive benefit on water quality by identifying
	efficiency		prove the quality of rivers and undwaters.				ental quality, including wat his approach is likely to follo			•	where impacts are		where impacts are likely to arise through
	and quality	gro	unuwaters.				approach in identifying any			likely to arise	•		contamination, for example. This would
	and quanty					_	issues regarding water qua			•	n, for example.		require specifically detailing the type and
						•	ces of contamination for	•			,		quantity of contamination posing a risk to
						example.							water quality
11	Reduce	• Pro	mote reduction, re-use, recove	ry and	0	No signific	cant effects/no clear link.	0)	No significant	effects/no clear	0	No significant effects/no clear link.
	waste	rec	ycling of waste;							link.			
	generation	• Pro	mote and increase resource										
	and	effi	ciency.										
	increase												
	level of												
	reuse and recycling												
12	Improve air	• Rec	luce all emissions to air from cu	ırrent	+	The NPPF	would allow for considerat	ion +		This would all	ow all aspects of	- +	This would enable a detailed
12	quality		vities;	an ent			actors which contribute				ow an aspects of oe considered in		understanding of air quality and how to
	.,,		nimise and mitigate emissions t	o air			nproving air quality. This is			planning for d			deal with it in the short-term. However,
			n new development (including				ave overall positive impact				tion 1. Ensuring		given that the situation can change, this
			ucing transport emissions thro			•	positively contribute the				sion strategies are		offers only short-term benefits.
			emission technologies and fue			minimisin	g greenhouse gases and			in place to ma	nage air quality		
			port the development of city w				missions. The NPPF states				verall positive		As this approach becomes outdated, the
		low	emission infrastructure;			_	policies should sustain			•	quality. Given that		effectiveness of this policy will decline.
		• Imp	prove air quality in AQMAs and			-	e with and contribute				change over a		Considering this, the policy overall is
		pre	vent new designations;				U limit values or national			•	, this would be a		likely to have a negative impact over he
	prevent new designations;					objectives	for pollutants, taking into			flexible appro	ach able to		long-term.

	Very positive impact		+	0			?	-					
KEY		e impact	Positive impact likely	_		effect /	Uncertain or	Negat	tive i	mpact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
	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.				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".			5		can rely on up	the long-term as it -to-date evidence. have a positive		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	ReductEnsureddoes noteDelive	e risk of flooding; e development location and not negatively impact on flo r or incorporate through de nable urban drainage syster	od risk; esign	0	No significant effects/no clear link.			D	No significant link.	effects/no clear	0	No significant effects/no clear link.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	 charace Promo Preser non-desetting Preser which Charace 	rve or enhance the special cter and setting of the histo ote or enhance local culture rve or enhance designated a esignated heritage assets and the contribute to the 6 Principlic cteristics of the City as identification.	; and nd their nts e	1 +	can have environm would all although interpreta long-term depend u	overall environmental quali positive benefit on the histo- lent. The NPPF approach ow this issue to be recognis may be open to ation. This could have overan benefits but would probat pon implementation as the is open to interpretation	oric ed	+	quality can ha on the histori generic appro this issue to b update as the circumstances	all environmental to positive benefit cenvironment. The ach would allow e recognised and environmental s change. Over the sapproach is likely itive 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	includProtectingPromote with it line with	rve or enhance the landscaling areas of landscape value to or enhance geologically tant sites; ote high quality design in co as urban and rural landscape th the "landscape and Setti the Heritage Topic Paper.	ntext	0		cant effects/no clear link.	0		link.	effects/no clear	0	No significant effects/no clear link.
Gen	General					ted by deve	lopment. Furthermore, it su	pports	the i	need to improve	e air quality and cont	ain/im _l	ensure that human health is not adversely prove contaminated land to ensure cal circumstances to maximise

the current and changing baseline to ensure that action is appropriate throughout the lifetime of the plan.

_	++	+	0	?	-									
KEY	Very positive impact	Positive impact likely	No significant effect	/ Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on							
	likely		no clear link	insufficient information		likely	how it is implemented							
	environmental quality in the long-term. 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. 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.													
Prefe	erred Approach – detailed k	ocal criteria	This app environr Tackling workford remedia This wou	 Option 2: Provide city-wide generic criteria in relation to environmental protection 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 										

SECTION 22: WASTE AND MINERALS

None

Recommendations

22	2.1: Waste	and	d Minerals								
SA	SA Objective			Option 1: Restrict waste development and/or mineral extraction			on 2: Rely on NPPF to guide e and Minerals development	crite mine deta Mine	on 3: Provide high-level local ria to guide waste and erals development (defer ils to Joint Waste and eral Local Plan with North shire)	Option 4: Provide detailed local criteria/identify sites to guide waste and minerals development	
1	To meet the diverse housing needs of the population	•	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.

	++		+	0			?		-		I		
	Very positi	ve impact	Positive impact likely	_		t effect /	Uncertain		or Negative impact likely			_	ative impact depending on
	likely			no clear	r link		insufficient info	ormatio	on	like	ly how it	is impler	mented
	in a sustainable way.	needs • Delive	er community facilities for the of the population; er pitches required for Gypsiellers and Showpeople.										
2	Improve the health and well- being of York's population	Avoid enviro negati Impro functi Promo access cycling Impro Provic for res Ensuro contai	locating development wher onmental circumstances cou ively impact on people's hea we access to openspace / mo onal openspace otes a healthier lifestyle thous is to leisure opportunities (wo	alth; ulti- ugh alking /	+	minimise impacts or relation to potential and vehice movement. However, could be outside of placing pl	nent would local adverse on health in o odour, contamination cular nt/noise. I the impacts displaced to f the authority ressure on new ing sites e which could acts on peoples d well-being f the authority. The increased ation of inerals could erse impacts ents in York and f the authority. The increased ation of inerals could erse impacts ents in York and f the authority.	+	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 onhuman 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". However, this is open to interpretation and would need a local perspective to ensure that adverse impacts on human health were minimised.	+	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 subregional environmental criteria bespoke to the area to ensure that impacts on human health were identified and could be mitigated as far as possible. 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.	+	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. 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.
3	Improve education, skills developme nt and training for	• Suppor educa contin	de good education and traini tunities for all; ort existing higher and furthe tional establishments for nued success; de good quality employment	er	0	No signific clear link.	cant effects/no	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

	++			+	0			?		-			1		
KEY	Very positiv	e impac	:t	Positive impact likely	No sig	nifican	t effect /	Uncertain		or Negative impact likely	Ver	y negative impact	Positiv	e or nega	tive impact depending on
	likely				no clea	ır link		insufficient inf	ormatio	on	like	ly	how it	is implem	nented
	,							u		•		,	1	<u> </u>	
	an effective	0	pporti	unities available to all.											
	workforce		- -												
4	Create jobs	• +	Help de	eliver conditions for busine	SS	_	The effect	on the	+	The NPPF recognises the	+	This approach would	d	_	Option 4 would also
	and deliver			and investment;			economy	would be		importance of minerals in		comply with the NP			allow a more in-depth
	growth of a			a flexible and relevant wo	rkforce		based upo	n the		supporting sustainable		co-ordinating a sub-	-		approach to waste and
	sustainable			future:			•	ties minerals		economic growth as well		regional understand			minerals planning,
	. low			and promote stable econo	mic			and waste		as being a finite resource		Minerals and Waste	_		similarly to option 3.
	carbon and		growth;	•	iiic			ent provide. If		and the importance of		planning reflecting t			community of openion of
	inclusive	Ŭ	•	e the city centre and its			_	e restricted it		taking account of the		wider horizon and			However, this approach
	economy			unities for business and leis	curo:		would ext			contribution that		opportunities for cr	oss-		would fail to reflect the
	,			e the appropriate infrastruc				n elsewhere.		substitute or recycled		boundary economic			regional and sub-
				nomic growth;	luie					material would make to		linkages.			regional dimensions of
				nomic growth, t existing employment driv	orc.		Minerals a	s buildings		the supply, prior to					cross-boundary waste
				te a low carbon economy.	CIS,			are important		considering further		This approach would	d allow		and minerals use,
			TOTTIOL	te a low carbon economy.			for infrast	•		extraction of primary		a more in-depth app			processing and
							building a	s well as		materials. It states that		through setting gen			extraction.
							_	externalising		"Minerals planning		principles through t			
								n this is likely		authorities should work		Local Plan followed	by a		This approach would not
							to have a	negative effect		with other relevant		more in-depth appr	oach in		be adequate in meeting
							on other s	ectors of the		organisations to use		the joint plan.			the challenge of dealing
							economy.			the best available					with waste processing in
							•			information to:		Option 3 provides a	n		the authority given the
							This appro	ach would		develop and maintain		opportunity to set n	nore		size of existing facilities.
							also contr	adict the NPPF		an understanding of the		direction for waste			· ·
							in plannin	g for minerals		extent and location of		development and/o	r		On balance, this
							and worki	ng with		mineral resource in their		minerals extraction	whilst		approach is likely to
								ing authorities		areas; and		allowing an alignme	nt of		hinder economic growth
							to co-ordi	nate the		 assess the projected 		detail so that			in connection with
							planning o	of industrial		demand for their use,		development can be	•		waste, minerals and
							minerals.			taking full account of		tested for potential	as		their associated
										opportunities to use		well as environmen	tal		businesses.
										materials from		impacts.			
										secondary and other					
										sources which could					
										provide suitable					
										alternatives to primary					
										materials".					
										A policy approach using					
										the NPPF however, would					
										be more speculative as no					
										local level extraction					
										policies would be set or					
												•			

KEY				0					-			1			
	Very positiv	e impact	Positive impact likely	No sig	nifican	t effect /	Uncertain		or Negative impact likely	Ver	y negative impact	Positiv	e or ne	gativ	ve impact depending on
_	likely			no clea	r link		insufficient info	ormati	on	like	ly	how it	is imple	eme	nted
									•						
									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						
Г	Holo		a antakin a tash da la cara C	1:4.	0	No simuifi	ant officete /	0	application.		No significant off and		0	-	No significant offertales
5	Help deliver		s existing imbalances of equ		0	clear link.	ant effects/no	0	No significant effects/no clear link.	0	No significant effect clear link.	s/no	0		No significant effects/no clear link.
	equality	-	ation and exclusion across t	ne		ciear iirik.			clear iirik.		clear link.				Liedi IIIIK.
	and access	city; • Provide	e accessible services and fac	silition											
	to all		local population;	illues											
	to un		e affordable housing to mee	h											
		deman	_												
			educe homelessness;												
			te the safety and security fo	r											
			and/or property.												
6	Reduce the		development where it is			By restrict	ing minerals	?	The NPPF supports a sub-	+	A sub-regional appro	oach	+ -	- 5	Similarly to option 3, this
	need to	accessi	ble by public transport, wal	king		and waste	development,		regional approach to		would allow a			V	would allow a detailed
	travel and	and cy	cling to minimise the use of	the		it will exte	rnalise the		dealing with waste and		comprehensive trans	sport		ι	understanding of the
	deliver a	car;				supply of r	ninerals and		minerals which would		strategy for moving	waste		I.	ocal transportation of
	sustainable	 Deliver 	transport infrastructure wl	nich			of waste and		allow consideration for		and minerals				waste and minerals and
	integrated		ts sustainable travel option	-		•	hat effects of		cross-boundary movement		between authorities				would need to address
	transport		te sustainable forms of trav	el;			t be assessed		of waste and minerals.		the most sustainable	e way.			the locations of suitable
	network	• Improv	e congestion.			•	ed locally. It is		Harrison the NIDDE -1-1		This is like to the set				sites as part of the
							to increase		However, the NPPF states		This is likely to rely o				overall alternatives
						•	of journey for		this should not cause harm to traffic but does not		road transportation would increase	WHICH		Ţ	testing.
						-	cessing and ninerals. This		state anything further with		congestion. Howeve	ar			However, this approach
						would cau			regards to transportation.		looking at this in mo				would fail to recognise
						boundary			This leaves the policy		detail through the Jo				the cross boundary
						-	a negative		approach open to		Waste and Minerals				nature of minerals
							York as well		interpretation and could		would allow a numb				extraction/waste
						as across t			cause tension in		alternatives to be				processing and be able
						from the p	-		determining any		assessed in detail an	nd the			to assess the cross-
						extraction	into the long-		applications for processing		accompanying SA/SI	EA		k	boundary effects

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KEY	Very positiv	ve impact	Positive impact likely			t effect /	Uncertain		or Negative impact likely	Very	negative impact	Positive	or r	nega	tive impact depending on
	likely			no clea	r link		insufficient inf	ormatic	on	likel	У	how it	s im	plem	iented
						1									
						term.			or extraction.		could set out specific				adequately.
											mitigation measures				
											minimise adverse im	pacts.			On balance, this
															approach is likely to
															have a positive effect
															locally but in the long-
															term, also have negative
7	_					5			TI 11005						cross-boundary impacts.
/	To		e or mitigate greenhouse ga	as	-	_	development	+ -	The NPPF recognises	+	The approach shoul		+	-	A detailed local
	minimise		ons from all sources;				er the use and		minerals are a finite		comply and take fur				approach may have
	greenhouse		implement adaptation me				of renewable		resource and can only be		the NPPF. A joint W				similar benefits in option
	gases that		likely effects of climate cha	ange;		low carbor	hnologies and		worked where they are found. It states that "it is		and Minerals plan v be able to identify t				3 but would lack a cross- boundary recognition.
	cause climate		e and develop energy from				ure as both		important to make best		key impacts on the				This could have
	change and		able, low and zero carbon				d to recover		use of them to secure their		area in order to mit				implications on climate
	deliver a	techno	-	ortales a			ate energy as		long-term conservation".		any impacts on clim	-			change which is not
	managed		te sustainable design and b	_		well as be	٠,		iong-term conservation .		change within or ou				bound by the district
	response to		als that manage the future				This may also		Furthermore, the NPPF		of York.	itsiue			boundary but affected
	its effects		nsequences of climate char	•			capacity for		states that "so far as		OI TOTAL				through cumulative
	its circus	,	e to the principles of the en	ergy			ycle minerals		practicable, take account						actions.
		hierard	.ny.			and aggres	-		of the contribution that						detions.
							e need for		substitute or secondary						
						primary ag			and recycled materials and						
						extraction			minerals waste would						
							,		make to the supply of						
						This appro	ach is also		materials, before						
						likely to in	crease the		considering extraction of						
						length of jo	ourney for		primary materials, whilst						
						waste prod	essing and		aiming to source minerals						
						acquiring r	ninerals		supplies indigenously".						
						having a de	etrimental								
						impact on	minimising		Depending on the type of						
						greenhous	•		mineral extracted, it can						
						•	. This would		also indirectly contribute						
							s-boundary		to climate change through						
							could have a		promoting the use of fossil						
						-	npact on York		fuels in energy production.						
						as well as a									
						_	n the point of		Relying on the NPPF would						
							into the long-		not reflect the local						
						term.			agendas for climate						
									change and may therefore						
									also cause negative						

	++ + 0		?	-		l l		
KEY		significant effect /		or Negative impact likely			_	tive impact depending on
© KEY	Very positive impact Positive impact likely No	+ - Restrict minerals likely to impacts and geo particula would n take or p value na conserva natural displace authorit	ing waste and sedevelopment is have positive on biodiversity diversity in ar given that this ot require land poses risks to ture ation sites or the environment. In these adverse could be do to other local lies wherein it se adverse		t+		ror nega s implem	

	++	+ 0		?		-				
KEY			nificant effect /	Uncertain	or	Negative impact likely	,			gative impact depending on
	likely	no clea	ır link	insufficient inform	nation		likely	howi	is impl	emented
						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, mative woodland, the historic environment and recreation". 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 poolicy.				
9	resources efficiently and con safeguard their quality Protests	use previously developed land; vent pollution contaminating the land remediate any existing tamination; eguard soil quality, including the best most versatile agricultural land; tect or enhance allotments; eguard mineral resources and ourage their efficient use.	can only they are Should case, it positive land. However contain mineral enable in the Should case, it positive land.	s extraction y occur where e located. this be the may be a e use of this er, should York useful s, this may not them to be an effective		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". Furthermore, the NPPF states that "so far as practicable, take account of the contribution that substitute or secondary	•	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	?	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.

_	++		+	0			?			-			1		
KEY	Very positive	re impact	Positive impact likely	No sign		effect /	Uncertain		or	Negative impact likely	Very	negative impact	Positiv	e or ne	gative impact depending on
	likely			no clear	link		insufficient inf	orma	tion		likely	r	how it	is impl	emented
							restricting			and recycled materials		enable a local			
						•	ment in York,			and minerals waste would		understanding of			
							put pressure			make to the supply of		resource issues to l	be		
							areas and			materials, before		considered in the			
						•	e adverse			considering extraction of		location and assess	ment		
						effects o				primary materials, whilst		process as well as			
						the auth	es outside of			aiming to source minerals supplies indigenously".		impacts on sub-reg basis.	ionai		
						the auth	ority.			This should ensure that		Dasis.			
										minerals are used					
										efficiently and not					
										extracted unnecessarily.					
										extracted difficeessarily.					
										The NPPF also advocates					
										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					
										agriculture (safeguarding					
										the long term potential of					
										best and most versatile					
										agricultural land and					
										conserving soil resources),					
										M/bilet the NDDE					
										Whilst the NPPF would ensure consideration for					
										the resources, relying on					
										the NPPF would not					
										reflect the local agendas					
										for climate change and					
										may therefore also cause					
										negative impacts or					
										tensions through its					
										application.					
10	Improve	• Conse	rve water resources and qua	ality;	- +	Restricti	ng waste	-	+	The NPPF states that any	+	This would be in li	ne	+ -	A detailed local approach
	water		ve the quality of rivers and				ment/mineral			Minerals development		with the NPPF and	ł		may have similar benefits
	efficiency	-	dwaters.			could ha	ve potentially			should "ensure, in granting		option 2. Howeve	r, this		to option 3 but would lack
	and quality						impacts for			planning permission for		approach would a	fford		a cross-boundary
						water qu	uality as this			mineral development, that		more understandi	ng of		recognition. This could

KEY	Very positive impact	+ O Positive impact likely No	o significant effect /	? / Uncertain	or	- Negative impact likely	Verv	negative impact Positiv	e or ne	egative impact depending on
¥	likely	' '	o clear link	insufficient inform		rvegative impact likely	likely			emented
			risk wa terms contar Howev approx negati elsewl extrac proces	mination. ver, this ach may have ve effects here as tion and waste	ad na en to de coo wa in an sec Hou spour wh un thi int Th du	ere are no unacceptable diverse impacts on the stural and historic environment". This is likely ensure that any evelopment would ensider the impacts on a pater quality, particularly connection with rivers and groundwaters through epage or runoff. Department of the NPPF is not electific on the detail as to that would be acceptable and it leaves is option open to terpretation negotiation. The planning optication 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 affected through cross-boundary and cumulative actions.
11	waste recycl	ote reduction, re-use, recovery a ing of waste; ote and increase resource ency.	the an that You process term re would process Whilst positive for You have a	ould minimise nount of waste ork could ss in the long- neaning that it externalise ssing of waste. It this may have the connotations rk, it is likely to ordetrimental t on the sub	co po wa be Na Ma En rel co pro the	nis Framework does not ontain specific waste olicies, since national aste planning policy will expublished as part of the ational Waste anagement Plan for orgland. However, it does by on PPS10 which ovide a framework for the management and occessing of waste. This is sely to have a positive fect on this objective.	+	The provision of high level policies followed by a Joint Waste and Mineral s Plan would enable waste to be considered on a subregional 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 crossboundary 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 identified locally.

	++			0			?			-			1		
KEY	Very positiv	e impact	Positive impact likely	No sign	nificant	effect /	Uncertain		or	Negative impact likely	Very	negative impact			gative impact depending on
	likely			no clear	r link		insufficient inf	orma	ation		likely		how it	is imple	emented
12	Improve air quality	activit Minim from r reduci low er Suppo low er Impro prever Avoid could Avoid existin result of futu Promo transp of the	ise and mitigate emissions to new development (including ng transport emissions throug nission technologies and fuels rt the development of city with nission infrastructure; we air quality in AQMAs and not new designations; locating development where negatively impact on air qualiful locating development in area ag poor air quality where it co in negative impacts on the hear are occupants/users; the sustainable and integrated fort network to minimise the car.	rrent Do air Igh Is); Ide Itt Ity; Iso of Inde Ide Ide Ide Ide Ide Ide Id	+ -	minerals is likely positive reducing and indu processi resulting extraction manage Howeve adverse be displated by local aut wherein adverse through journeys increase movement	ng waste and development to have impact on glocal vehicle istrial ng emissions g from mineral on and waste ment r, these impacts could aced to other chorities it may cause impacts longer is and defect the development	?		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.	+	authorities would to be considered. The Joint waste an Minerals Plan wou subject to a separa SA/SEA, which sho address any conce The provision of hilevel policies follow by a Joint Waste a Minerals Plan wou enable air quality is considered on a loand sub-regional loand sub-regional loand sub-regional subject to a separa SA/SEA, which sho address any conce	need Id Id be ate Juld In be Juld J	?	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	Ensure does rDelive	e risk of flooding; e development location and d not negatively impact on flood r or incorporate through desi nable urban drainage systems	d risk; ign	0	No signi effects/	ficant no clear link.	Ş	1	This may consider the implication s 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 hilevel policies follow by a Joint Waste a Mineral s Plan word enable flood risk a mitigation to be considered on a loand sub-regional loand sub-reg	wed nd uld nd cal evel. nd	?	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.

	_	++		+	0			?		-		l		
	KEY	Very positive likely	e impact	Positive impact likely	No sign		effect /	Uncertain insufficient info	or	Negative impact likely	Very likely			egative impact depending on lemented
L		пксту			110 clear	IIIIK		ilisuilicient illi	OTTHALIOTT		likely	HOW	t is iiiipi	lemented
14		Conserve		ve or enhance the special		+ ?		uld have a	-	interpretation which may cause tension upon the application and understanding of the policy. The NPPF states that any	+ -	SA/SEA, which should address any concerns. The provision of high	-	A detailed local approach
	Y h e n h	or enhance /ork's historic environme ht, cultural heritage, character and setting	 charace Promo Preser non-de setting Preser which Charace 	cter and setting of the histor ote or enhance local culture; rve or enhance designated a esignated heritage assets an	nd d their nts		York by addition extracti process the auti	icting ment in York, put pressure r areas and ve adverse on the er and setting locations of the		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. 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		level policies followed by a Joint Waste and Mineral s Plan would enable all aspects of th 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 a well as mitigation techniques where impacts are identified. 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.		may have similar impacts to option 3. However, it would lack a cross-boundary and subregional 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

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KEY	Very positive impact likely	Positive impact likely	No sign no clear	effect /	Uncertain insufficient inf	or ormation	Negative impact likely	Very		ositive or n ow it is imp	egative impact depending on lemented
15	Conserve on Preserve and on include enhance on a round built on the landscape of the landsc	rve or enhance the landscape ing areas of landscape value rve or enhance geologically tant sites; ote high quality design in con its urban and rural landscape ith the "landscape and Settin the Heritage Topic Paper.	no clear	This wo positive York by addition extracti process the autil By restr develop this will on othe may have effects of characters.	uld have a approach for not having hal mineral on of waste ing locations in nority. icting ment in York, put pressure r areas and we adverse on the er and setting locations of the	ormation	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. 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	,		ow it is imp	
							and setting as well as the sub-region. However, minerals		could have significar detrimental effects of York's landscape giv its flat nature and th	otly on en at	
							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		views from across th sub-region can be m into and out of the c centre.	ade	

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KEY	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	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.		
Gene			mineral extractical elsewhere within Relying on the Mathematical the document. The natural environment of the natural environment	on within the authority wount the sub-region. Many of the sub-region. Many of the sub-region. Many of the sub-region advocates a sub-region at the sub-regional level under the sub-regional l	Id be positive for York's over the effects identified would contain a proach to plant all positive approach to detail the property of the plant ab-regional approach to detail the property of the plant which in the long-term could waste development are main asstanding of evidence base, it exts as well as ensure their main in detail.	rall character and setting be ause significant cross-bound in the significant cross-bound in the significant cross-bound in the significant cross-bound in the significant cross-between under the significant cross-between the significant cross-bound cross-bou	gion as opposed to York. Not locating out would externalise the problem to indary effects. In waste processing is not covered through it is and conservation as well as protection for opment given that it would lack a local inderstanding what constitutes suitable It will set more direction for development and injurate and transportation. This will also and Minerals Plan would also be subject to a less for development but lack a sub-regional fork and from neighbouring authorities.
Prefe	rred Approach		Yorkshire). The Joint \(\) objectives Waste pro option sho developme This appro opportunit regional ee Mineral ar should hel	Vaste and Minerals Local Plate for assessment of developm cessing and minerals extractuld take account of both locant. ach should maximise beneficies for joint working with neconomy. It waste development could perform the development could perform the development to least the conditions are seen to direct development to least the development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to least the conditions are seen to direct development to direct development to least the conditions are seen to direct development develo	an will be subject to a separa nent locations. It will also be tion could have a detrimenta cal and sub-regional impacts ts to the economy by identificity eighbouring authorities to many identificity I have a significantly negative ocations which cause the lea	ate SA, which should scope able to suggest mitigation al impact on human health to peoples health and allowing aggregates in York whaximise the level of local again impact on the environmeast harm to the environme	int Waste and Mineral Local Plan with North issues, baseline evidence and suitable where necessary. should it be managed incorrectly. This w for the appropriate location of nich could be extracted. It would also identify ggregates which should benefit the overall ental objectives. However, this approach nt through consideration of local, sub- al Plan will also be subject to a separate SA

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

	which should be able to identify issues and suggest mitigation where necessary.
Recommendations	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.

SECTION 23: TRANSPORT

SA	Objective		in rel	on 1: Rely on NNPF to guide accessibility ation to location/layout of new lopment	to gu	on 2: Provide generic local criteria uide accessibility in relation to tion/layout of new development	guid	on 3: Provide detailed local criteria to e accessibility in relation to location/layout ew development
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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 '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. 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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KEY	Very positive	e impact	Positive impact likely	No sig	nifican	t effect /	Uncertain or	Nega	tive i	impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
3	Improve education, skills developme nt and training for an effective	opporSupporeducacontinProvid	le good education and train tunities for all; ort existing higher and furthe tional establishments for ued success; le good quality employment tunities available to all.	er	0	cycling. T positive a impacts o	encouragement of walking an here would therefore be and permanent long term on this objective.	d	D)	No significant	impact/clear link.	0	No significant impact/clear link.
4	workforce Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	succes Delive for the Delive growt Enhan oppor Provid for ecc Suppo	deliver conditions for busine as and investment; or a flexible and relevant wo e future; or and promote stable econd h; oce the city centre and its tunities for business and leid le the appropriate infrastruct onomic growth; ort existing employment driving ote a low carbon economy.	orkforce omic sure; cture	+	accessibil location/l would hel populatio access to Such an a a flexible growth. It positive a	n the NPPF to guide ity in relation to the layout of new development lp t ensure that as much of th or of York as possible has employment opportunities. pproach would help to delive workforce and contribute to There would therefore be and permanent long term on this objective.	er	?	accessibility ir location/layou development sufficient deta factors such a ensure that as workforce as to employment	ut of new may not include ail to consider s the need to	+	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	Addre depriv city; Provid for the Provid demail Help r Promo	ss existing imbalances of eq vation and exclusion across t le accessible services and fa e local population; le affordable housing to me	the cilities et	+	accessibil location/I would have objective. developm designed the needs all modes and that for a bala area so the to minimic employment of the NPPF	in the NPPF to guide ity in relation to layout of new development we positive impacts on this . The NPPF requires that nents should be located and where practical to consider of people with disabilities by of transport'. (planning policies should aim ince of land uses within their nat people can be encouraged is journey lengths for ent, shopping leisure, in and other activities. It also requires that for larger elopments, key facilities such	d	· ·	accessibility in location/layou development sufficient deta factors such a inequality and and facilities a	at of new may not include ail to consider s addressing d ensuring services are easily accessible as on this objective	+	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.

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KEY	Very positive	impact	Positive impact likely	No sigi	nificant	effect /	Uncertain or	Nega	itive	impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information				likely		how it is implemented
6		access and cy car; • Deliver support	r development where it is ible by public transport, wa cling to minimise the use of r transport infrastructure wrts sustainable travel option at e sustainable forms of travel congestion.	lking f the hich	+	located w properties These req permaner impacts of Relying or accessibility location/lawould have long term The NPPF developm significant and decision whether transport The NPPF developm designed priority to movement	s and local shops should be ithin walking distance of most. uirements would have and positive long term in this objective and the NPPF to guide the interest of the same and permanent impacts on this objective. The positive and permanent impacts on this objective. The provided that it is a mount of movement, plain is should take account of the poportunities for sustainable modes have been taken up also requires that the ents should be located and where practical to 'give pedestrian and cycle its, and have access to high	ans e	+	include the sa as for detailed assumed that still seek to re travel in relati location/layou development, permanent an	c criteria would not me level of detail I local criteria, it is such criteria would duce the need to on to	+	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 Conserve or enhance green infractructure	Plan or for the Provid renew technor materiand co Adhere hierarc Protect nation habitar	t and enhance internationa ally significant priority speci ts within SACs, SPAs, RAMS,	asures ange; uilding risks nge; ergy	0	Relying or accessibili impacts o states tha given to so reductions emissions measures greenhou promotion travel, the permaner objective.	in the NPPF to guide ity would have positive in this objective. The NPPF it 'encouragement should be colutions which support is in greenhouse gas '. Together with various off in the NPPF to combat se gas emissions, including in of sustainable forms of ere would be positive and int long term impacts on this cant impact/clear link.	ner	+	to guide acces to location/lay development reduce the ne would in turn vehicle emissi positive and p term impacts	would seek to ed to travel, which help to reduce	+	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. No significant impact/clear link.
	infrastructu re, bio- diversity, geodiversit	and SSProtectionnature		rtant									

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KEY	Very positiv likely	e impact	Positive impact likely			t effect /	Uncertain or insufficient information	Negativ	e impact likely	Very negative ir likely	npact	Positive or negative impact depending on how it is implemented
	y, flora and fauna for accessible high quality and connected natural environme nt	Impro infrast enviroProvid	diversity value; we connectivity of green tructure and the natural onment; de opportunities for people t s the natural environment.	to								
9	Use land resources efficiently and safeguard their quality	 Preveil land a contail Safeguand m Protect Safeguand m 	e previously developed land int pollution contaminating t ind remediate any existing mination; uard soil quality, including th nost versatile agricultural lan ct or enhance allotments; uard mineral resources and trage their efficient use.	he ne best	0	No signifi	cant impact/clear link.	0	No significant	impact/clear link.	0	No significant impact/clear link.
10	Improve water efficiency and quality	ConseImpro	ve the quality of rivers and dwaters.	ality;	0	No signifi	cant 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	recycl	ote reduction, re-use, recovering of waste; ote and increase resource ency.	ery and	0	No signifi	cant impact/clear link.	0	No significant	impact/clear link.	0	No significant impact/clear link.
12	Improve air quality	activit Minim from r reduci low er Suppo low er Impro prever Avoid	te all emissions to air from cries; hise and mitigate emissions to ae development (including ing transport emissions thromission technologies and fue of the development of city whission infrastructure; we air quality in AQMAs and int new designations; locating development wher negatively impact on air quality in pact on air quality;	to air Sough els); wide	+	relation to develope permaner objectives that opport transport The NPPF develope designed priority to	NPPF to guide accessibility of location/layout of new then would have positive and long term impacts on the long term impacts on the long term impacts to ensure trunities for sustainable modes have been taken upalso requires that the located and where practical to 'give of pedestrian and cycle ents, and have access to high.	nd is e	would include travel, which to reduce veh which would l	that generic criteria the need to reduce would in turn help icle emissions, have positive and ng term impacts on	+	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.

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KEY	Very positiv	e impad	et Positive	impact likely	_		t effect /	Uncertain	l l	Negative i	impact likely	Very negative	impact	Positive or negative impact depending on
	likely				no clea	r link		insufficient informa	ation			likely		how it is implemented
		•	existing poor air result in negativo of future occupa Promote sustain	evelopment in ar quality where it e impacts on the nts/users; able and integrat rk to minimise th	could health ted		quality pu	blic transport facilitie	es'.					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	•	Reduce risk of flo Ensure developn does not negativ Deliver or incorp	ooding; nent location and ely impact on flo iorate through de n drainage systei	od risk; esign	0	No signific	ant impact/clear link	k.	0	No significant	impact/clear link.	0	No significant impact/clear link.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	•	Promote or enha Preserve or enha non-designated setting; Preserve or enha which contribute	etting of the histo ance local culture ance designated a heritage assets a ance those eleme e to the 6 Principl f the City as iden	e; and nd their ents le	0	No signific	ant impact/clear link	k.	0	No significant	impact/clear link.	0	No significant impact/clear link.
15	Conserve and enhance York's natural and built landscape	•	Conserve or end including areas or enha important sites; Promote high quwith its urban ar	ance the landsca of landscape valui nce geologically iality design in co nd rural landscape ndscape and Sett	e ontext e and in	0	,	ant impact/clear link		0		impact/clear link.	0	No significant impact/clear link.
NPPI	F led/generic c	riteria						PPF to guide accessib	oility in re	lation to	location/layout	of new developme	nt would	have a number of positive impacts.,
						inclu	ding							
								ironment since the N ycle movements whe					le by pu	blic transport and to give priority to
								teria would have son lude sufficient detail						pacts as it is uncertain whether generic

The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore

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Ē	Very positive impact	Positive impact likely	No sign	nificant effect /	Uncertain	or	Negative impact likely	Very negative impact	Positive or negative impact depending on		
	likely		no clea	r link	insufficient informat	ion		likely	how it is implemented		
Pref	erred Approach – detailed l	ocal criteria		The preferred ap	proach has a number	of po	sitive impacts.				
				There would be positive impacts on the environment since it is assumed that local policies for new development would expression.							
							o reduce reliance on the car	•			
				 Economic b 	Economic benefits would occur on the assumption that local criteria would encourage use of sustainable forms of transport and the						
				help to give the public of York as much access as possible to employment opportunities, which would help to crea							
				There would also be positive social impacts with local criteria ensuring that the location/layout of new development contribute:							

maximising accessibility to key services.

recommended

Recommendations

SA					on 1: Local policies for new lopment to give priority to car-based sport	develo based a transpo	2: Local policies for new pment to give equal priority to carand more sustainable forms of ort, such as public transport, g 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.	•	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	

T,	++		+	0			?	-				I
KEY	Very positiv likely	e impact	Positive impact likely	No signi no clear	ficant effe	ct /	Uncertain or insufficient information	Negat	ive impact likely	Very negative likely	impac	t Positive or negative impact depending on how it is implemented
2	Improve the health and well- being of York's population	environegati Impro functi Promo access cycling Impro Provio for res Ensuro contai	locating development wher immental circumstances couvely impact on people's heave access to openspace / monal openspace otes a healthier lifestyle thous to leisure opportunities (wg) wes access to healthcare; les or promotes safety and solidents; e that land mination/pollution does not eptable risks to health.	ld alth; ulti- ugh alking / security	trans emis nega and v York	sport v sions, itively well-be	rity to car based would increase vehicle which would very impact upon the health eing of the population of a negative impacts would eent.	- +	negative, long to permanent impo objective. Giving to car-based tran public transport	acts on this SA g equal priority nsport alongside , walking and urage continued vith associated s on human icle emissions. ng and cycling nealth and well	+	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 developme nt and training for an effective workforce	opporSupporeducacontinProvio	le good education and trainitunities for all; rt existing higher and furthetional establishments for ued success; le good quality employment tunities available to all.	er	base exac don' to er educ oppo there perm	d transerbate thave assuring ation a contunit	to give priority to car sport would continue to e problems for those who use of a car in relation g good access to and training cies. There would be negative and t long term impacts on ive.	+	and public trans cycling would ha impacts in relati public access to	education and would therefore permanent long	+	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	succes Delive workf Delive growt Enhan oppor Provic for ecc	leliver conditions for busine is and investment; r a flexible and relevant orce for the future; r and promote stable economic, the cethe city centre and its tunities for business and leist the the appropriate infrastructure onomic growth; rt existing employment drivote a low carbon economy.	omic sure; cture	Loca givin trans don' emp there work nega	I polici g prior sport n t own loyme efore r sforce.	ies for new development rity to car-based might exclude those who a car from access to nt opportunities and not deliver a flexible. This would have nd permanent long term a this objective.	+	Local policies for development gives priority to car be transport, walking would help to expopulation of You access to newest developments. To deliver a flexification of the contribute the have positive and long term impact objective.	ving equal ased and public ased and public and cycling asure that the ork has good amployment. This would help ble workforce or growth, and d permanent ats on this	+	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	depriv city; • Provic	ss existing imbalances of eq ation and exclusion across t le accessible services and fa e local population;	he	trans beca Ther	sport n use of efore t	rity to car based may increase inequality varying access to cars. there would likely to be ermanent and long term	+		on to providing	+	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,

	++		+	0			?					1	
7	Very positiv	e impact	Positive impact likely	No sig	nifican	t effect /	Uncertain	r N	egativ	e impact likely	Very negative	impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information	ı			likely		how it is implemented
		dema Help i Prom	de affordable housing to med nd; reduce homelessness; ote the safety and security for e and/or property.			impacts o	n this objective.			and addressing is There would the positive and peri term impacts on	manent long		long term impacts on this objective.
6	Reduce the need to travel and deliver a sustainable integrated transport network	Delive acces and cocar; Delive support Prom	er development where it is sible by public transport, wa ycling to minimise the use of er transport infrastructure worts sustainable travel option ote sustainable forms of travove congestion.	the hich		transport contrary t would had and perm	ority to car based would be directly to this SA objective and s ve significant, long term anent negative impacts.	-	+	Giving priority to as to public trans and cycling, will i positive and neg and permanent i objective.	sport, walking have both ative, long term impacts on this	++	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	emiss Plan of for th Providence renew techn Promidence and of	ce or mitigate greenhouse ga ions from all sources; or implement adaptation me e likely effects of climate cha de and develop energy from vable, low and zero carbon ologies; ote sustainable design and b rials that manage the future onsequences of climate char re to the principles of the en	asures ange; uilding risks nge;		term and impacts fi	uld be significant, long permanent negative rom giving priority to car nsport on this objective.		+	Giving priority to as to public trans and cycling, will and negative, lor permanent impa objective.	sport, walking have positive ng term and	++	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 infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected natural	nation habits and S Prote natur Creat / geor infras enviro Provio	ct and enhance internationally significant priority specats within SACs, SPAs, RAMS SSIs; ct and enhance locally impore conservation sites (SINCs); e new areas or site of biodiversity value; ove connectivity of green tructure and the natural onment; de opportunities for people is the natural environment.	ies and ARs rtant versity	0	No signifi	cant impact/clear link.	0		No significant im	pact/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.

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KEY	Very positiv	e impact	Positive impact likely			t effect /	Uncertain or	Nega	tive impact likely	Very negative	impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
								1	1			
	environme nt											
9	Use land	• Re-us	se previously developed land		0	No signific	ant impact/clear link.	0	No significant in	nnact/clear link	0	No significant impact/clear link.
	resources		ent pollution contaminating t		ŭ		arre impact, crear imm	ľ	i i i i i i i i i i i i i i i i i i i	pacq cicar		s.gpacy, s.ca
	efficiently		and remediate any existing									
	and	conta	mination;									
	safeguard	 Safeg 	uard soil quality, including th	ne best								
	their	and r	nost versatile agricultural lan	ıd;								
	quality		ect or enhance allotments;									
		_	guard mineral resources and									
10	Improve		urage their efficient use. erve water resources and qu	ality	0	No signifia	ant impact/clear link.	0	No significant in	nnact/clear link	0	No significant impact/clear link.
10	water		ove the quality of rivers and	ality;	U	NO SIGNINA	ant impact/clear link.	0	NO Significant ii	iipaci/cieai iiik.	U	No significant impact/clear link.
	efficiency	•	ndwaters.									
	and quality	8										
11	Reduce	• Prom	ote reduction, re-use, recove	ery and	0	No signific	ant impact/clear link.	0	No significant in	npact/clear link.	+	The promotion of walking and cycling will
	waste	•	ling of waste;									assist with the preservation of fossil fuels.
	generation		ote and increase resource									
	and increase	effici	ency.									
	level of											
	reuse and											
	recycling											
12	Improve air	• Redu	ce all emissions to air from c	urrent			uld be a significant, long	- +		ority to car-based	+	Giving priority to public transport, walking
	quality	activi					permanent negative		•	sport, walking and		and cycling based transport would have
			mise and mitigate emissions				om giving priority to car			ave positive and		permanent, long term, permanent and
			new development (including cing transport emissions thro	4		baseu trai	nsport on this objective.		negative, perma			positive impacts on air quality across the City.
			mission technologies and fu	•		This optio	n would be directly		quality. Car bas			city.
			ort the development of city v			-	o promoting a sustainable			vehicle emissions,		
			mission infrastructure;			transport	network to minimise use		but public trans	port, walking and		
		• Impro	ove air quality in AQMAs and			of the car				elp reduce vehicle		
			ent new designations;						emissions.			
			l locating development wher									
			negatively impact on air qua									
			I locating development in are ng poor air quality where it o									
			t in negative impacts on the l									
			cure occupants/users;									
			ote sustainable and integrat	ed								
			port network to minimise the	e use								
		of the	e car.									

Ι,	++ + O Very positive impact Positive impact likely No sign					ar Magative impact likely. Very pagative impa				1			
1	Very po	ositive impact	Positive impact likely	_		t effect /		_	ive impact likely	Very negative	impact		
	likely			no clea	r link		insufficient information	n		likely		how it is implemented	
13	Minimise flood risk and redu the impa of floodin to people and property York	e Ensur does does Delive sustail	ce risk of flooding; re development location and not negatively impact on floo er or incorporate through de inable urban drainage systen s).	od risk; sign	0	No signific	ant impact/clear link.	0	No significant im	npact/clear link.	0	No significant impact/clear link.	
14	Conserve or enhan York's historic environm nt, cultur heritage, character and setti	cce chara Prom Prese non-cal r Prese which ng Chara	rive or enhance those element on contribute to the 6 Principle acteristics of the City as ident	; and nd their nts e	0	·	ant impact/clear link.	0	No significant im		0	No significant impact/clear link.	
15	the Heritage Topic Paper. Protect and enhance York's natural and built landscape Ilandscape Ilandscape Ilandscape the Heritage Topic Paper. Proserve 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 signific	ant impact/clear link.	0	No significant in	npact/clear link.	0	No significant impact/clear link.	
General						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. 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.							
						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. 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. There would be positive social impacts through more equality of access and improvements to human health through reductions in emissions.							

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(e)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
-	likely		no clear link	insufficient information		likely	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.

23	3.3: Provid	ing Transport Capacity to Acco	mmo	odate Growth								
SA	Objective		road acco	on 1: Increase existing capacity to mmodate traffic rated by proposed level owth	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		infra susta trans and supp (e.g.	on 4: Provide new structure for anable modes of sport (walking cycling public transport) to ort new development new rail stations, and egic cycle routes).	road ca road ca existing sustain transpo infrastr sustain transpo	5: Increase existing apacity, provide new apacity, increase g capacity for more hable modes of ort and provide new ructure for hable modes of ort to support new pment.
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	-	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	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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	-	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 wellbeing 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

KEY	Very positive likely	e impact	Positive impact likely No significant effect / Uncertain or Negative impact likely No clear link No significant effect / Uncertain or Insufficient information Negative impact likely Very negative in likely		mpact	Positive or negative im how it is implemented		pending on						
			mination/pollution does not eptable risks to health.	: pose		and well-being opulation.		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 developme nt and training for an effective workforce	opporSuppoeducacontinProvid	le good education and traini tunities for all; ort existing higher and furthe tional establishments for oued success; le good quality employment tunities available to all.	er	road ca have no perman impact exacerl problen who do	ng existing pacity would egative and eent long term i. It would pate existing his for those n't have access as a means of	-	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.	ì	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	succes Delive for the Delive growt Enhan oppor Provid for ecc Suppo	deliver conditions for business and investment; or a flexible and relevant wo e future; or and promote stable econoth; or and promote stable econoth; or and for business and leist tunities for business and leist the appropriate infrastructionomic growth; or existing employment drivote a low carbon economy.	orkforce omic sure;	road ca have un impact objecti has a g transpo conges probles uncerta econor increas	e upon ng existing pacity would ncertain s on this re. Whilst York bod public rt network, tion in York is a n and so it is in what the nic impacts of ng road y 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	• Addre	ss existing imbalances of eq	uality,	- Reliand	e upon	-	Reliance upon new	+	Increasing existing	+	Providing new	+	This option would

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KEY	Very positiv	e impact	Positive impact likely	No significa	nt effect /	Uncertain		or Negative impac	t likely	Very negative in	npact	Positive or negative im	npact dep	ending on	
	likely			no clear link		insufficient i	nformat	ion		likely		how it is implemented			
	deliver equality and access to all	 Provide for the Provide demails Help r Promotion of Provide /li>	vation and exclusion across the accessible services and farele local population; the affordable housing to meand; the affordable housing to meand; the affordable housing to meand; the affordable homelessness; the and/or property.	che city; cilities	road capa have neg permane impacts. exacerba problems who don'	g existing acity would ative and nt long term It would te existing of for those thave access a means of		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.		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.		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		help to delivequality and to all by hele ensure that whole of Yopopulation access hous jobs, goods services and facilities etc would there positive and permanent term impact this objective	d access lping to the ork's can sing, and d leisure c. There efore be d long ts on
6	Reduce the need to travel and deliver a sustainable integrated transport network	access and cy car; Delive suppo	er development where it is sible by public transport, wa ycling to minimise the use of er transport infrastructure was erts sustainable travel option ote sustainable forms of travel eve congestion.	f the hich ns;	road cape have neg and be di contrary objective approach increase potential congestic already a York at conference we be very n	g the existing acity would ative impacts rectly to this . Such an a would car use and ly increase on, which is problem for ertain times. buld therefore egative and nt long term on this		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.	+	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.	+	access to services/facilities. 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.	+	This option help to redu need to trav delivering a integrated transport no which woul positive and permanent term impac this objective	uce the vel by in etwork, id have d long ts on

\top	++		+	0			?		-				1		
KFV	Very positiv	e impact	Positive impact likely	No sign	nificant	effect /	Uncertain		or Negative impac	t likely	Very negative in	npact	Positive or negative im	pact dep	ending on
	likely			no clear	r link		insufficient i	nformat	ion		likely		how it is implemented		
7	To minimise greenhouse gases that cause climate	emissPlan of for thProvide	ce or mitigate greenhouse gas ions from all sources; or implement adaptation mea e likely effects of climate cha de and develop energy from	asures	-	road capa	the existing city would ative impacts ectly		Provide new road capacity to accommodate traffic generated by new development could result in	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth	+	Providing new infrastructure for sustainable modes of transport to support new development would	+ -	This option will have both positive and negative long term and permanent impacts on this objective.
	change and deliver a managed response to its effects	technPrommaterand c	vable, low and zero carbon ologies; ote sustainable design and burials that manage the future ronsequences of climate change to the principles of the enerchy.	risks ge;		objective. approach increase of the results	Such an		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		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.		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.		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 infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme nt	nation habits and S Prote natur Creat / geor infras enviro Provio	ct and enhance international nally significant priority specials within SACs, SPAs, RAMSASSIS; ct and enhance locally importe conservation sites (SINCs); e new areas or site of bio-dividiversity value; ove connectivity of green tructure and the natural comment; de opportunities for people to s the natural environment.	es and ARs tant ersity	0	No signific	cant o clear link.	?	this objective. 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	Preve and recontaSafeg	e previously developed land; int pollution contaminating the emediate any existing mination; uard soil quality, including the nost versatile agricultural land	ne land e best	0	No signific impact/no	cant o clear link.	Ş	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 reuse PDL/remediate	?	Impacts on this objective would be uncertain as it would depend upon the locations of new road capacity

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KEY	Very positiv	e impac	ct Positive impact likely	No sign	nificant	t effect /	Uncertain		or Negative imp	act likely	Very negative in	npact	Positive or negative in	npact dep	pending on
_	likely			no clear		-	insufficient i	nformati	on	,	likely	•	how it is implemented	I	
	,		•			L.					,				
	quality	•	Protect or enhance allotments;						contaminated land		would help to		contaminated land,		and new
	1,		Safeguard mineral resources and						and protect other		reduce the need for		protect other land		infrastructure for
			encourage their efficient use.						land such as		new transport		such as allotments,		sustainable mode
			chedulage their efficient asc.						allotments, but this		infrastructure and		but this would		of transport as to
									would depend upon		thereby reduce the		depend upon the		how this may
									the detail of		amount of new land		detail of proposals		impact on land
									proposals for new		which would need		for new transport		resources.
									road infrastructure.		to be developed.		infrastructure.		resources.
									rodd iiiirdotractarc.		This would have		iiii asti actare.		
											positive and				
											permanent long				
											term impacts upon				
											this objective.				
10	Improve	•	Conserve water resources and qua	alita e	0	No signific	ant	0	No significant	0	No significant	0	No significant	0	No significant
10	water		•	ality,	U	impact/no			impact/no clear link		impact/no clear link	U	impact/no clear link	١	impact/no clear li
	efficiency		Improve the quality of rivers and			ппраступо	Clear IIIIK		iiiipaci/iio cieai iiiik		impact/110 clear link		impact/110 clear link		inipacty no clear in
	and quality		groundwaters.												
11	Reduce	•	Promote reduction, re-use, recove	nr. and	0	No signific	ant		Additional road	_	Increasing existing		Providing new		Providing new
11	waste		recycling of waste;	ary ariu	U	impact/no			capacity could see		capacity for more	-	infrastructure for	-	infrastructure for
	generation		Promote and increase resource			ппраступо	Clear IIIIK		an increase in		sustainable modes		sustainable modes		sustainable mode
	and		efficiency.						resource use, which		of transport to		of transport to		of transport and
	increase	'	efficiency.						would have		support proposed		support new		new road capacity
	level of								negative impacts		levels of growth		development could		could result in the
	reuse and								upon this objective		would help to		see an increase in		increased resource
	recycling								upon this objective		reduce the need for		resource use, which		use and therefore
	recycling										new transport		would have		have negative
											infrastructure and		negative impacts		impacts upon this
											the associated		upon this objective.		objective.
											resource use. There		upon this objective.		objective.
											will therefore be				
											positive and				
											permanent long				
											term impacts upon				
											this objective.				

_	++		+	0		?		-				1		
KEY	Very positiv	e impact	Positive impact likely	No signific	ant effect /	Uncertain		or Negative impac	t likely	Very negative in	npact	Positive or negative in	npact de	pending on
	likely			no clear lir	k	insufficient i	nformatio	n		likely		how it is implemented		
12	Improve air quality	activit Minim from I reduc low er Suppo low er Impro preve Avoid could Avoid existir result of futu Prome	nise and mitigate emissions in the development (including ing transport emissions thromission technologies and furthe development of city was air quality in AQMAs and int new designations; locating development when negatively impact on air quality where it of in negative impacts on the lure occupants/users; ote sustainable and integrat poort network to minimise the property of the sustainable and integrate occupants of the lure occupants occupants of the lure occupants occupant	urrent to air sough els); wide lee it ality; eas of could health	Reliance increasin road capt have neg and be di contrary objective approach increase the result in vehicle This wou adverse i air qualit given tha already h with Air (AQMAs.	upon g the existing acity would ative impacts irectly to this . Such an n would car use and tant increase e emissions. Id have mpacts upon y, particularly it York has problems Quality in ould therefore negative and nt long term upon this	N v ii v v	lew road capacity yould see an increase in car use yhich would have ery negative, ermanent and long erm impacts upon ir 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	Ensure does rDelive	ce risk of flooding; e development location and not negatively impact on floo er or incorporate through de nable urban drainage syster).	od risk; esign	No signif impact/n	icant o clear link	a c v a ffi n p n a a t t p	is assumed that ny new road apacity in York rould not be in reas at risk of ooding, or that nitigation would be rovided to ninimise flood risk nd so on this basis nere would be ositive and ermanent long erm impacts on this bjective.	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.

KEY	Very positiv	e impact	Positive impact likely	No sigr no clear		t effect /	Uncertain insufficient i	nforma	or Negative impact	t likely	Very negative in likely	npact	Positive or negative in how it is implemented		ending on
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	charac Promo Preser non-de setting Preser which Charac	rve or enhance the special cter and setting of the histor of the or enhance local culture; rve or enhance designated a esignated heritage assets and; rve or enhance those element contribute to the 6 Principle oteristics of the City as identeritage Topic Paper.	nd d their nts	0	No signific impact/no		1	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		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.	1	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	includProtectingPromote with it line with	ve or enhance the landscap ing areas of landscape value it or enhance geologically tant sites; ote high quality design in cor is urban and rural landscape ith the "landscape and Settii the Heritage Topic Paper.	ntext and in	0		o clear link	1	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	ı	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.
Gen				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. 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							for the environment. In relation to car However, there are				

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Æ	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	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
Preferred Approach	York at certain times, ensuring that growth was not constrained by this. 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.
	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.
	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.
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.

SA Objective				Option 1: Rely on NPPF policies to guide transport related development (no policy option)			on 2: Provide generic local criteria/site ations to guide transport related lopment	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.	•	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	•	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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	

_	++		+ 0				3	-					
KEY	Very positiv	e impact	Positive impact likely	No sig	nifican	t effect /	Uncertain or	Negat	tive im	pact likely	Very negative impact	Positive	e or negative impact depending on
_	likely			no clea	ır link		insufficient information				likely	how it	is implemented
	•			•			•						
		cyclinImproProvifor reEnsurconta	oves access to healthcare; des or promotes safety and s sidents; re that land imination/pollution does not	security									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 developme nt and training for an effective workforce	ducation, kills • Support existing higher and further educational establishments for continued success; raining for in effective vorkforce • Opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all.			0		cant effect/no clear link.		0		nt 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	succe Delivifor the Delivifor the Enhance Provifor ec Suppo	deliver conditions for busine ess and investment; er a flexible and relevant wo le future; er and promote stable econo th; nce the city centre and its rtunities for business and lei de the appropriate infrastruction conomic growth; ort existing employment driv ote a low carbon economy.	orkforce omic sure; cture	0	No signifid	cant effect/no clear link.		0	No significar	nt effect/no clear link.	0	No significant effect/no clear link.
5	Help deliver equality and access to all	Addro depri city; Provi for the Provi dema Help Prom	ess existing imbalances of equation and exclusion across of the accessible services and false local population; de affordable housing to me	the cilities et	+	system ne sustainabl people ch also abou This would good acce have a po	requires that the transport eds to be balanced in favorable transport modes, giving oice about how they travel t maximising access to travel d help to ensure that there ess to services and facilities sitive and permanent long this objective.	ur of and el. is and	?	criteria/site consideratio	in whether generic allocations would include on of the need to ensure ort related development is sible.	+	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	acces	er development where it is sible by public transport, waycling to minimise the use o	_	+	should air within the	uires that 'planning policies n for a balance of land uses iir area so that people can b ed to minimise journey leng	be	?	criteria/site new transpo	in whether generic allocations in relation to ort development would have tail 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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į	Very positi	ve impact	Positive impact likely	_	nificant effe		ncertain	_	tive im	pact likely	Very negative impact		e or negative impact depending on
	likely			no clear	r link	in	sufficient informati	ion			likely	how it	is implemented
	sustainable integrated transport network	supports sustainable travel options; Promote sustainable forms of travel;		edui also have facil to 's whie mod wou	for employment, shopping, leisure, education and other activities.' The NPPF also recognises that transport policies have an important role to play in facilitating sustainable development and to 'support a pattern of development which facilitates the use of sustainable modes of transport'. Such requirements would have a positive and permanent long term impact on this objective.				this objectiv			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	emis: Plan for th Provi renev techr Prom mate and c	ce or mitigate greenhouse green or mitigate greenhouse green all sources; or implement adaptation mented likely effects of climate changes and develop energy from wable, low and zero carbon hologies; note sustainable design and burials that manage the future consequences of climate changes to the principles of the entropy.	easures ange; puilding risks nge;	0 Nos	significant	t effect/no clear link	k .	0	No significar	nt effect/no clear link.	0	No significant effect/no clear link.
8	Conserve or enhance green infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme nt	natio habit and S Prote natur Creat / geo Imprinfras envir	ect and enhance internationally significant priority spectats within SACs, SPAs, RAMS SSSIs; ect and enhance locally impore conservation sites (SINCs); te new areas or site of bio-dividiversity value; ove connectivity of green structure and the natural onment; de opportunities for people is still the natural environment.	ies and ARs rtant versity	the of m envi for r requ perr	natural er neasures a ironmenta new devel uirements	eks to conserve and nvironment through and that land with t al value should be a lopment. These s will have a positive ong term impact on	n a range the least allocated	;	criteria/site consideratio	in whether generic allocations would include on of factors such as 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	Preventand	se previously developed land ent pollution contaminating t and remediate any existing amination;	-	the PDL app	natural er , remediat ropriate a	eks to conserve and nvironment and to I te derelict land who and to allocate land mental value for	re-use ere	?	criteria/site consideratio	in whether generic allocations would include on of factors such as the use PDL, or to safeguard 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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KEY	Very positiv	e impact	Positive impact likely	_		effect /	Uncertain		gative im	pact likely	Very negative impact		e or negative impact depending on
	likely			no clea	r link		insufficient inform	ation			likely	how it	is implemented
	quality and most vers Protect or enh Safeguard min		uard soil quality, including the nost versatile agricultural lanct or enhance allotments; uard mineral resources and arage their efficient use.	tile agricultural land; nce allotments; ral resources and			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	Improve the quality of rivers and groundwaters.			0	No significant effect/no clear link.			0	No significant effect/no clear link.			No significant effect/no clear link.
11	Reduce waste generation and increase level of reuse and recycling			ery and	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	mprove air quality Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.		to air sugh els); wide e it ality; eas of could health	+	The NPPF seeks to meet the challenge of climate change and requires that local planning authorities should 'plan for new development in locations and ways which reduce greenhouse gas emissions'. 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	Alinimise • Reduce risk of flooding; ood risk • Ensure development location and design		+	that devel	n to flood risk the NP copment should be d n areas at highest ris	irected	?	criteria/site	n whether generic allocations would include n of factors such as flood	+	It is assumed that detailed local criteria /site allocations to guide transport related development	

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KEY	Very positiv	e impact	t Positive impact likely	_		t effect /	Uncertain		Negati	ve im	pact likely	Very negative impact		ve or negative impact depending on
	likely			no clea	r link		insufficient inforn	nation				likely	how it	is implemented
the impact of flooding to people and property in York • 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				ı l		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 environme nt, cultural heritage, character and setting	ritage, aracter 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				impact on this objective. + 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	Pirpirpwli	Preserve or enhance the landscape value of contents of landscape value or enhance geologically mportant sites; Promote high quality design in convith its urban and rural landscape ine with the "landscape and Sett vithin the Heritage Topic Paper.	e ontext e and in	+	the natur of measu environm for new d avoid dev landscape have a po	F seeks to conserve a ral environment thro ires and that land with nental value should be development, and to velopment in areas of e value. These requipositive and permaner in this objective.	tugh a ran th the lead be allocate seek to of high rements v	nge ist ed will	?	criteria/site consideratio need to prot value, and o	in whether generic allocations would include on of factors including the tect areas of landscape other land such as 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.
Gene	eral				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. 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									
Preferred Approach						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. 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. There are is no significant impacts/clear link on the economic objectives from this option.							if environmental impacts were p guide transport related	
Reco	mmendations				The p	referred ap							compared	d to the alternatives and is therefore
					recor	nmended.								

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

23	.5: Deman	d managemen	t - CAR PARKING	3 PR	OVISION					
SA	Objective			Optio	on 1: Adopt a maximum level of car parking provision	and	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.	population in te Promote improvand future hous Locate sites in a need; Deliver communeds of the po	reas of known housing hity facilities for the pulation; required for Gypsies and	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	Avoid locating denvironmental of negatively impa Improve access functional open Promotes a heat access to leisure cycling) Improves access Provides or profor residents; Ensure that lance	evelopment where circumstances could ct on people's health; to openspace / multi- space lthier lifestyle though copportunities (walking / to healthcare; motes safety and security	0	No significant effect/no clear link	0	No significant effect/no clear link			
3	Improve education, skills developme nt and training for an effective workforce	opportunities for Support existing educational esta continued successive Provide good que opportunities as	higher and further ablishments for ass; ality employment vailable to all.	0	No significant effect/no clear link.	0	No significant effect/no clear link.			
4	Create jobs	Help deliver cor	ditions for business	0	No significant effect/no clear link.	0	No significant effect/no clear link.			

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KEY	Very positiv	e impact	Positive impact likely	_		effect /	Uncertain or	Negative impact likely		y negative impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information		like	У	how it is implemented
5	and deliver growth of a sustainable , low carbon and inclusive economy Help deliver equality and access to all	 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. 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; 			0	No signific	ant effect/no clear link.		0	No significant effect	t/no clear link.
6	Reduce the need to travel and deliver a sustainable integrated transport	Delive acces and c car; Delive suppo Prom	ote the safety and security for le and/or property. er development where it is sible by public transport, wal ycling to minimise the use of er transport infrastructure whorts sustainable travel option ote sustainable forms of trav	king the hich s;	+	discourage sustainabl to encoura transport	naximum level of parking pethe use of the car, and ine forms of transport. This age new developments to be rather than the car. There and permanent long-term in	turn encourage use of option would also help be accessible by public would therefore be	I	increase or decrease	each to car parking provision could see an e in car use, depending upon the specifics ow it was implemented. Impacts could be or negative.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	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.			+	discourage helping to be positive objective.	naximum level of parking pe use of the car, which wou reduce vehicle emissions. e and permanent long term	ld have benefits in There would therefore	ı	increase or decreas of the policy and ho therefore be positiv vehicle use and sub	
8	Conserve	 Prote 	ct and enhance international	and	0	No signific	ant effect/no clear link		0	No significant effect	t/no clear link.

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KEY	Very positiv	e impact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negative impact likely	Ver	y negative impact	Positive or negative impact depending on
~	likely		, , , , , , , , , , , , , , , , , , , ,	no clea		,	insufficient information	.0	like	, ,	how it is implemented
<u> </u>	,			U				•		•	<u>.</u>
	or enhance green infrastructu re, bio- diversity, geodiversit y, flora and fauna for accessible high quality and connected natural	habita and SS Protec nature Create / geod Impro infrast enviro Provid	ally significant priority specits within SACs, SPAs, RAMS/SISIS; tand enhance locally impore conservation sites (SINCs); enew areas or site of bio-diviversity value; we connectivity of green tructure and the natural nment; e opportunities for people to the natural environment.	ARs tant versity							
	environme nt										
9	Use land resources efficiently and safeguard their quality	 Prever land a contar Safeguand m Protect Safegu 	e previously developed land; int pollution contaminating the nd remediate any existing mination; lard soil quality, including the ost versatile agricultural land; it or enhance allotments; lard mineral resources and rage their efficient use.	he ne best	0	No signific	ant effect/no clear link.		0	No significant effect	/no clear link.
10	Improve water efficiency and quality	• Impro	rve water resources and quave the quality of rivers and dwaters.	ality;	0	No signific	ant effect/no clear link.		0	No significant effect	/no clear link.
11	Reduce waste generation and increase level of reuse and recycling	recycli	ote reduction, re-use, recovering of waste; ote and increase resource ncy.	ery and	0	-	ant effect/no clear link.		0	No significant effect	
12	Improve air quality	activitMinimfrom rreduci	e all emissions to air from cuies; ies; iise and mitigate emissions t new development (including ng transport emissions thro inission technologies and fue	o air ugh	+	discourage vehicle en permaner This would	naximum level of parking pe use of the car, which wou hissions. This would have retions to the time to the care in	ld in turn help to lower esultant positive and air quality across York. ven there are problems	I	positive or negative how the option was	ach to parking provision could have impacts on air quality depending upon implemented. Car use could either be uraged depending on the flexibility within king.

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KEY	Very positiv likely	e impact	Positive impact likely	No sign no clear		effect /	Uncertain or insufficient information	Negative impact likely	Ver like	y negative impact ly	Positive or negative impact depending on how it is implemented
	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	Ensure does rDelive	e risk of flooding; e development location and not negatively impact on floc r or incorporate through de: nable urban drainage system).	design od risk; sign	0	No signific	ant effect/no clear link.		0	No significant effect	:/no clear link.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	charac Promo Presei non-d setting Presei which Chara	rve or enhance the special cter and setting of the histor of e or enhance local culture; rve or enhance designated a esignated heritage assets ang; rve or enhance those element contribute to the 6 Principle cteristics of the City as identeritage Topic Paper.	ric city; ; nd nd their nts	0	No signific	ant effect/no clear link.		0	No significant effect	:/no clear link.
15	Protect and enhance York's natural and built landscape	includ Protectimpor Promotivith it	rve or enhance the landscaping areas of landscape value of or enhance geologically tant sites; ote high quality design in corts urban and rural landscape ith the "landscape and Setting the Heritage Topic Paper.	ntext	0		ant effect/no clear link.		0	No significant effect	
Gen	eral										nelp to discourage car use, which would n option would also encourage use of

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(E)	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	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	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.	 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	 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 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	 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	Help deliver conditions for business success and investment;	0	No significant effect/no clear link.	0	No significant effect/no clear link.				

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KEY	Very positive impact Pos likely	tive impact likely	No significant effect / no clear link	Uncertain insufficient information		egative impact likely	Very negative likely	impact	Positive or negative impact depending on how it is implemented
	a sustainable, low carbon and inclusive economy	 Deliver and Enhance th and leisure Provide the Support ex 	exible and relevant workfor promote stable economic get city centre and its opportus; appropriate infrastructure isting employment drivers; low carbon economy.	growth; unities for business					
5	Help deliver equality and access to all	exclusion a Provide acc population Provide aff Help reduc	isting imbalances of equality cross the city; essible services and facilitie ; ordable housing to meet de e homelessness; e safety and security for pe	es for the local	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	transport, v car; • Deliver tran travel optic	istainable forms of travel;	nise the use of the	+	Requiring all new de consider demand ma help to reduce the no the mode of travel, v positive and perman impacts upon this ob	enagement will eed to travel and which will have ent long term	+	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 it effects	sources; Plan or impof climate of climate of carbon tecl Promote sumanage the change;	d develop energy from rene	es for the likely effects wable, low and zero ng materials that nces of climate	+	Requiring all new de consider demand ma help to reduce the nother mode of travel, a reduce greenhouse gwhich will have posit permanent long tern this objective.	anagement will eed to travel and and in turn gas emissions tive and	+	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	priority spe and SSSIs; • Protect and sites (SINCs • Create new • Improve co environme	areas or site of bio-diversit nnectivity of green infrastru nt; portunities for people to acc	Cs, SPAs, RAMSARs nature conservation y / geodiversity value; ucture and the natural	0	No significant effect/	/no clear link.	0	No significant effect/no clear link.

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KEY		ive impact likely	No significant effect /	Uncertain		egative impact likely	Very negative	impact	Positive or negative impact depending on
	likely		no clear link	insufficient information	on		likely		how it is implemented
9	Use land resources efficiently and safeguard their quality	 Prevent pol existing cor Safeguard s agricultural Protect or existing core 	riously developed land; lution contaminating the la tamination; oil quality, including the be land; inhance allotments; nineral resources and encon	st and most versatile	0	No significant effect/	[/] no clear link.	0	No significant effect/no clear link.
10	Improve water efficiency and quality		ater resources and quality; e quality of rivers and grour		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		duction, re-use, recovery and increase resource efficier	•	0	No significant effect/	no clear link.	0	No significant effect/no clear link.
12	Improve air quality	 Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to 			+	Requiring all new de consider demand ma help to reduce the nother the mode of travel, a reduce vehicle emissibave positive and peterm impacts upon in quality in York.	anagement will eed to travel and and in turn sions which will rmanent long	+	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	Reduce risk Ensure development on f Deliver or in	e use of the car. of flooding; elopment location and designood risk; accorporate through design stems (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	historic city Promote or Preserve or heritage as: Preserve or 6 Principle of Heritage To	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.			No significant effect/		0	No significant effect/no clear link.
15	Conserve and enhance York's natural and built landscape	Preserve or landscape v	enhance the landscape inc alue	luding areas of	0	No significant effect/	no clear link.	0	No significant effect/no clear link.

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KE	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain o insufficient information		egative impact likely	Very negative likely	impact	Positive or negative impact depending on how it is implemented
Gene	ral	Promote hig rural landsco	enhance geologically impo gh quality design in context ape and in line with the "lar deritage Topic Paper.	with its urban and ndscape and Setting"	travel a	and the mode of travel,	this in turn would pact positively on t	reduce v	e it would help to reduce the need to ehicle emissions and greenhouse gas h and well being of York's population as it
Prefe	erred Approach				The pre the nee gas em conside the car	eferred option will have ed to travel and the mo issions. There will be p er demand managemer	e positive impacts u de of travel. This w ositive social impa- nt, since it will help we impacts on the h	rill in turr cts from to impro nealth an	environment since it will help to reduce a help to reduce vehicle and greenhouse requiring all new developments to we air quality through less reliance upon d well-being of York's population. There iic objectives.
Reco	mmendations				As the	preferred approach has	no negative impa	cts, no m	itigation is considered necessary.

23	23.7: Transport Infrastructure to Mitigate Local Impacts of Development										
SA	Objective		contrib	1: Require all new developments to oute to off-site transport infrastructure gate 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.	 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	 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	Provide good education and training opportunities for all;	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.					

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KEY		act	Positive impact likely	No significant effect /	Uncertain	or	Negative impact likely	Very negat	ive impa	
	likely			no clear link	insufficient infor	mation		likely		how it is implemented
	education, skills development and training for an effective workforce	•	Support existing higher and continued success; Provide good quality emplo							
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	•	Help deliver conditions for Deliver a flexible and relev. Deliver and promote stable Enhance the city centre and Provide the appropriate inf Support existing employme Promote a low carbon econ	ant workforce for the future economic growth; d its opportunities for busin rastructure for economic gont int drivers;	ess and leisure;	0	No significant impact/no	clear effect.	0	No significant impact/no clear effect.
5	Help deliver equality and access to all	•	Address existing imbalance across the city; Provide accessible services Provide affordable housing Help reduce homelessness; Promote the safety and sec	s of equality, deprivation ar and facilities for the local p to meet demand;	opulation;	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	•	Deliver development where and cycling to minimise the Deliver transport infrastruc options; Promote sustainable forms Improve congestion.	e it is accessible by public tr use of the car; ture which supports sustain	ansport, walking	+	Requiring all new develor contribute to off-site transfer infrastructure to mitigate of development will help more sustainable transport and have permanent and long term impacts upon to objective.	nsport e the impacts to deliver ort networks I positive	+	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	•	Reduce or mitigate greenhor Plan or implement adaptatic change; Provide and develop energy technologies; Promote sustainable design future risks and consequent Adhere to the principles of	on measures for the likely of y from renewable, low and a and building materials that ces of climate change;	effects of climate zero carbon	+	Requiring all new develor contribute to off-site transing and the contribute to off-site transition of development will help vehicle emissions, which permanent and positive limpacts upon this objection.	nsport e the impacts to reduce will have long term	+	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	•	Protect and enhance intern species and habitats within Protect and enhance locally (SINCs); Create new areas or site of Improve connectivity of greenvironment; Provide opportunities for p	SACs, SPAs, RAMSARs and important nature conservations bio-diversity / geodiversity ren infrastructure and the nature conservations.	SSSIs ; value; valural	?	Requiring all new develop contribute to off-site trar infrastructure will have u impacts on this objective depends upon the location infrastructure.	nsport Incertain , as it	?	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	Very positive impa	ict	Positive impact likely	No significant effect / no clear link	Uncertain insufficient infor	Or mation	Negative impact likely	Very negat	ive imp	act Positive or negative impact depending on how it is implemented
	пкету			110 clear IIIIK	msumcient infor	IIIation		likely		now it is implemented
	connected natural environment									
9	Use land resources efficiently and safeguard their quality	•	Re-use previously develope Prevent pollution contamin contamination; Safeguard soil quality, inclu land; Protect or enhance allotme Safeguard mineral resource	ating the land and remedia ding the best and most vers	satile agricultural	٠.	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		Conserve water resources a Improve the quality of river	• • •		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	•	Promote reduction, re-use, Promote and increase resor	urce efficiency.	vaste;	0	No significant impact/no		0	No significant impact/no clear effect.
12	Improve air quality	•	Reduce all emissions to air Minimise and mitigate emis (including reducing transpotechnologies and fuels); Support the development of Improve air quality in AQM. Avoid locating development quality; Avoid locating development it could result in negative in occupants/users; Promote sustainable and in use of the car.	ssions to air from new devert emissions through low end of city wide low emission information and prevent new designate where it could negatively the in areas of existing poor ampacts on the health of future.	mission frastructure; ations; impact on air ir quality where are	+	Requiring all new develop contribute to off-site tran infrastructure to mitigate of development will help more sustainable transpo and in turn to reduce veh emissions, which will have and positive long term im this objective.	sport the impacts to deliver rt networks, icle e permanent	+	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	•	Reduce risk of flooding; Ensure development location flood risk; Deliver or incorporate throusystems (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	•	Preserve or enhance the sp city; Promote or enhance local c Preserve or enhance design and their setting; Preserve or enhance those	culture; nated and non-designated h	eritage assets	Ş	Requiring all new develop contribute to off-site tran infrastructure will have us impacts on this objective, depends upon the locatio infrastructure.	sport ncertain as it	?	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.

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KEY	Very positive impa	act	Positive impact likely	No significant effect /	Uncertain	or	Negative impact likely	Very negat	ive impa	act Positive or negative impact depending on			
-	likely			no clear link	insufficient infor	mation		likely		how it is implemented			
			•	•			•			·			
	setting		Characteristics of the City a	as identified in the Heritage	Topic Paper.								
15	Conserve and	•	Preserve or enhance the la	ndscape including areas of I	andscape value	?	Requiring all new develor	pment to	?	Requiring only major developments to			
	enhance York's	•	Conserve or enhance geole	ogically important sites;			contribute to off-site trar	nsport		contribute to off-site transport infrastructure			
	natural and built	•	Promote high quality desig	n in context with its urban a	and rural		infrastructure will have u	ncertain		will have uncertain impacts on this objective,			
	landscape		landscape and in line with	the "landscape and Setting"	within the		impacts on this objective	, as it		as it depends upon the location of such			
			Heritage Topic Paper.				depends upon the location	on of such		infrastructure.			
							infrastructure.			ļ.			
Gen	eral					This option has some positive impacts since it will help to mitigate local impacts of development and to							
						help re	duce the need to travel, wh	hich will have p	ositive im	npacts in respect of climate change and			
						reducii	ng vehicle emissions.						
						There a	are also some uncertain imp	pacts in relation	n to the e	nvironment, as it would depend upon the			
						locatio	n of off-site transport infra	structure as to	what imp	pacts there may be on the natural environment,			
						the historic environment and the natural and built landscape.							
Pref	erred Approach					This option has some positive environmental impacts since it will help to mitigate local impacts of							
						develo	pment and to help reduce t	the need to tra	vel, which	will have positive impacts in respect of climate			
						change	and reducing vehicle emis	sions.					
						There a	are also some uncertain imp	pacts in relation	n to the e	nvironment, as it would depend upon the			
						location of off-site transport infrastructure as to what impacts there may be on the natural environmen							
						the his	toric environment and the	natural and bu	ilt landsca	ape.			
						There a	are no significant effects/no	relation to	the economic objectives.				
						Social i	mpacts will be positive sind	e the preferred	d option v	will help to mitigate the local impacts of major			
						develo	relopment.						
Reco	mmendations					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	24.1: Communications Infrastructure											
SA	Objective		Opt	ion 1: Rely of NPPF to guide communications	Option 2: Provide a local policy guide to							
			infr	astructure	comn	nunications infrastructure						
1	To meet the diverse housing needs of the	 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.						

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KEY	Very positive i	mpact	Positive impact likely	No signi		effect /	Uncertain or	Negative impact likely	1	negative impact	Positive or negative impact depending on	
	likely			no clear l	ink		insufficient information		likely		how it is implemented	
	population in a sustainable way.	need; • Deliver of the p • Deliver	community facilities for the copulation; pitches required for Gypsie ers and Showpeople.	e needs								
2	Improve the health and well-being of York's population	enviror negativ Improv functio Promot to leisu Improv Provide for resi Ensure	ocating development where mental circumstances coul- rely impact on people's heal e access to openspace / mu nal openspace tes a healthier lifestyle thou re opportunities (walking / es access to healthcare; es or promotes safety and so dents; that land contamination/po of pose unacceptable risks t	d lth; ulti- ugh access cycling) ecurity	I	has been that profis too e sites, whealth a with reg	tates that existing masts, but res should be used, unless an justified. If the local interpositions are sitted in the position of the could but the could be visually intruend well being. NPPF does gard to the removal of comit ceases to be operational.	the need for a new site rpretation of this is such unications infrastructure a proliferation of new sive and affect people's not give any direction munications equipment	+	new sites and the should also allow	d reduce the risk of the proliferation of refore, have a positive impact. This option for the removal of equipment should it itional, particularly where it is visually	
3	Improve education, skills development and training for an effective workforce	SupportedSupportededucationsuccessProvide	e good education and training unities for all; t existing higher and furthe ional establishments for cor s; e good quality employment unities available to all.	r ntinued	+	infrastr High sp networ local co quality home-v opportu future o commu positive	tates that advanced, high queture is essential for sustanced broadband and other of ks also play a vital role in estimation and sold and community services and facily communications infrastructors, and remote access unities. It may also play a know for York's universities by ensured the contributing of the workforce in the long-terms.	sinable economic growth. communications nhancing the provision of ities. Provision of high cture can enable more to education and training ey role in supporting the suring connectivity to verall this should have a to a highly skilled and	+	High quality communications infrastructure is essential sustainable economic growth. High speed broadband other communications networks also play a vital role is enhancing the provision of local community services a facilities. Provision of high quality communications infrastructure can enable more home-working and rereaccess to education and training opportunities. It may play a key role in supporting the future of York's university by ensuring connectivity to communications infrastructure. Overall this should have a positive influence in contributo a highly skilled and effective workforce in the long-		
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	and inv Deliver for the Deliver growth Enhanc opportr Provide econon Suppor	and promote stable econor	rkforce mic ure; ture for	+	NPPF st infrastr High sp networ local co quality busines and scie high qu the wor	tates that advanced, high qucture is essential for sustanced broadband and other of ks also play a vital role in estimation and other of ks also play a vital role in estimation and facilic communications infrastructions connectivity, particularly ence sectors of York's econtality communications infrastructions infrastructions catchment by enablemote working.	uality communications anable economic growth. communications nhancing the provision of ities. Provision of high cture can enhance global for the knowledge based omy. The provision of structure can also widen	+	sustainable econo other communica enhancing the pro facilities. Provisio infrastructure can particularly for th York's economy.	munications infrastructure is essential for omic growth. High speed broadband and tions networks also play a vital role in ovision of local community services and n of high quality communications a enhance global business connectivity, e knowledge based and science sectors of the provision of high quality infrastructure can also widen the nent by enabling home-working and other	

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KEY	Very positive i	impact	Positive impact likely	No signit	ficant e	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clear l	ink		insufficient information		likely		how it is implemented	
5	Help deliver equality and access to all	depriva Provide the loc Provide deman Help re Promo	is existing imbalances of equation and exclusion across the accessible services and fact all population; a affordable housing to meet d; diduce homelessness; the the safety and security for property.	he city; cilities for et	+	infrastru High spe network local con high qua workfor remote services building need for	ates that advanced, high quucture is essential for sustained broadband and other costs also play a vital role in enly mmunity services and facility communications infrastice catchment by enabling hworking. It can also provide and facilities. NPPF also stats and other structures shour a new site has been justifiestation of this is such that present and the services and other structures shour a new site has been justifiestation of this is such that present and services and the services are services.	nable economic growth. communications hancing the provision of ies. The provision of cructure can widen the come-working and other remote access to local tes that existing masts, ld be used, unless the ed. If the local	+	sustainable econd other communicate enhancing the profacilities. The proinfrastructure carenabling home-walso provide remothis option exprecommunications located at an exis	munications infrastructure is essential for omic growth. High speed broadband and tions networks also play a vital role in ovision of local community services and vision of high quality communications in widen the workforce catchment by orking and other remote working. It can ote access to local services and facilities. essly states that proposals for high quality infrastructure will be supported where it is ting mast or transmission site, where it is perationally feasible. This should require	
6	Reduce the	• Polivor	davalanment where it is a	ccosible	+	could be amenity direction equipme	nications infrastructure is to e a proliferation of new sites of residential areas. NPPF on with regard to the remova ent where it ceases to be op	s, thereby harming the does not give any all of communications perational.	+	stronger justification for proving doing so is not feasible are 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	need to travel and deliver a sustainable integrated transport network	by pub minimi • Deliver suppor • Promo	development where it is ad lic transport, walking and cy se the use of the car; transport infrastructure what ts sustainable travel option te sustainable forms of trav re congestion.	ycling to hich s;	+	investm infrastru remote work. W contribu	PF supports the installation of nications infrastructure to so ent. The provision of high queture can enable more hom working, thereby reducing to /hilst this won't deliver transute to its enhancement, it is effect on reducing the need	upport business and uality communications ne working and other the need to travel to sport infrastructure or likely to have an overall	*	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 educe their commute to work. This would have an overll positive effect on this objective.		
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emissic Plan or the like Provide renewa techno Promo materi conseq	te sustainable design and bi als that manage the future i uences of climate change; a to the principles of the end	asures for e; uilding risks and	1	can enal thereby motor v and rem of indivi increase househo energy u offices t	vision of high quality commible more home working and reducing the need to travel ehicle carbon dioxide emiss note working is encouraged, idual household's carbon dice, reducing the amount offseold insulation measures are use. Conversely, energy savithrough people working at likely to depend upon imple	d other remote working, to work and associated ions. However, if home the cumulative impacts oxide emissions may et unless suitable put in place to reduce ings may be made in home.		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-	Conser national	ve or enhance internationa ally significant priority speci	ies and	I	structur has been that pro	ates that existing masts, bui es should be used, unless th n justified. If the local interposition widing new sites for commu asily justified there could be	ne need for a new site pretation of this is such nications infrastructure	+	communications located at an exis technically and o	ssly states that proposals for high quality infrastructure will be supported where it is ting mast or transmission site, where it is perationally feasible. This should require tion for proving doing so is not feasible and	

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KEY	Very positive i	impact	Positive impact likely	No signif		effect /		_	mpact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clear l	ink		insufficient information	n		likely		how it is implemented	
9	diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	nature Create geodiv Improvinfrast Provid the na	rve or enhance locally importance conservation sites (SINCs); new areas or site of bio-diversity value; re connectivity of green ructure and the natural envelopportunities for people total environment.	rersity / ironment; o access	0	NPPF do removal be oper	ereby harming the ame bes not give any directic of communications equational.	n with regard to	the it ceases to	0	thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, has a positive impact. There is no clear link between this alternative and the		
	Use land resources efficiently and safeguard their quality	 Prever and re Safeguand m Conseil Safegutheir e 	previously developed land; it pollution contaminating the mediate any existing contar ard soil quality, including the ost versatile agricultural lan we or enhance allotments; ard mineral resources and efficient use.	he land mination; ne best d; encourage		objectiv	e.				objective.		
10	Improve water efficiency and quality	• Impro	ve water resources and qua re the quality of rivers and dwaters.	ality;	0	There is objectiv	no clear link between t e.	his alternative a	nd the	0	There is no clear link between this alternative and the objective.		
11	Reduce waste generation and increase level of reuse and recycling	recycli	te reduction, re-use, recove ng of waste; te and increase resource ef		0	There is objectiv		k between this alternative and the		0	There is no clear I objective.	ink between this alternative and the	
12	Improve air quality	activiti Minim new di transp techno Suppo emissi Improv new di Avoid negati Avoid existin	e all emissions to air from co es; ise and mitigate emissions to evelopment (including reduc ort emissions through low e ologies and fuels); rt the development of city w on infrastructure; we air quality in AQMAs and esignations; locating development where wely impact on air quality; locating development in are g poor air quality where it c in negative impacts on the h	o air from cing emission vide low prevent e it could eas of ould	1	can ena thereby motor v and rem of indivi increase househo energy offices t	vision of high quality co ble more home working reducing the need to to ehicle carbon dioxide e note working is encoura dual household's carbo e, reducing the amount old insulation measures use. Conversely, energy chrough people working kely to depend upon in	and other remo avel to work and missions. Howeve ged, the cumula n dioxide emission offset unless suit are put in place savings may be g at home.	ote working, d associated ver, if home tive impacts ons may table to reduce		can enable more thereby reducing motor vehicle car and remote work of individual housincrease, reducing household insulatenergy use. Conveoffices through per	nigh quality communications infrastructure home working and other remote working, the need to travel to work and associated bon dioxide emissions. However, if home ing is encouraged, the cumulative impacts sehold's carbon dioxide emissions may g the amount offset unless suitable tion measures are put in place to reduce ersely, energy savings may be made in exple working at home.	

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KEY	Very positive i	mpact	Positive impact likely	No signif	ficant	effect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
_	likely			no clear I	ink		insufficient information		likely		how it is implemented
	- /								- /		
13	Minimise flood risk and reduce the impact of flooding to people and property in	 Promo transp the car Reduce Ensure does n Deliver 	occupants/users; te sustainable and integrate ort network to minimise the cerisk of flooding; development location and ot negatively impact on floo or incorporate through destable urban drainage system	design de risk;	0	There is objective		no clear link between this alternative and the e.		There is no clear I objective.	ink between this alternative and the
	York										
14						structur has bee that pro is too ea sites. NI they sho where a may be camouf visually	ates that existing masts, but es should be used, unless the providing new sites for commodiating new sites for commodiating new sites for commodiating new sites for commodiating new sites for could be presented that where repuld be sympathetically desuppropriate. However the lost of that the appropriate such that the appropriate slaging may not be employed intrusive damaging to York heritage, character and set	the need for a new site pretation of this is such unications infrastructure a proliferation of new new sites are required ligned and camouflaged local interpretation of this ympathetic design or d, which could be	+	new sites and the also states that in it is of an appropr minimise its impa demonstrable adv	d reduce the risk of the proliferation of refore, have a positive impact. This option frastructure will only be supported where iate scale, it is sited and designed to ct on visual amenity and there are no verse impacts that outweigh the benefits of cularly in areas of sensitivity.
 Conserve or enhance York's natural and built landscape 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. 				nportant ntext with in line	Appr oper could	NPPF st structur has bee that pro- is too ec- sites. NI they sho where a may be camouf visually cultural options s	ates that existing masts, but the state of the state of the local interpolation of the local interpola	ildings and other the need for a new site pretation of this is such unications infrastructure a a proliferation of new new sites are required tigned and camouflaged total interpretation of this tympathetic design or d, which could be 's historic environment, tting. tot for strengthening York's the NPPF generally covers the to the robustness of the justine	ie issue, _l tification	new sites and the also states that in it is of an appropriation of the scheme particularly with regrequired for new si	d reduce the risk of the proliferation of refore, have a positive impact. This option frastructure will only be supported where iate scale, it is sited and designed to ct on visual amenity and there are no verse impacts that outweigh the benefits of cularly in areas of sensitivity. Deservices and reducing the need to travel. and to the economic benefits, it can be test for communications infrastructure and cental impacts, depending on how it is

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KEY	Very positive impact	Positive impact likely	No signific	cant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on						
	likely		no clear lin	ık	insufficient information		likely	how it is implemented						
								e 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										
				•	-	•		·						
				•	e a positive impact. Appra	isal option 2 should also end	ourage the removal of such	equipment once it has ceased to be						
D (d A l.			operational										
Pref	erred Approach			Option 2: Specify local criteria for the provision and siting of communications infrastructure										
				This would have a positive impact on economic objectives through supporting high quality communications infrastructure to impr										
				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 a	nd employment opportun	ities as well as local services	and facilities. Also the risk	of proliferation of sites for communications						
				infrastruc	ture is minimised.									
Reco	mmendations			None										

Section 25: Infrastructure and Developer Contributions

SA Objective		Option	1: Do not require physical, social and economic	Option 2: Require physical, social and economic infrastructu			
		infrast	ructure to be in place prior to development	be in p	lace prior to development		
To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	1	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. However, an approach could be taken to prioritising infrastructure necessary to enable the efficient and effective delivery of phased development as appropriate.	1	This may be positive for the development communities on sites and enable housing sites to be delivered. 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.		

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KEY	Very positive i	impact	Positive impact likely	No signi		fect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on
	likely			no clear l	ink		insufficient information		likely		how it is implemented
2	Improve the health and well-being of York's population	enviror negativ Improve function Promo to leisu Improve Provide for resi	•	d lth; ulti- igh access cycling) ecurity	-	the m devel lag in	mpact of this is likely not to lain demand for services wil opment has taken place. Ho the provision of openspace result in a deficit in the sho	l be after the wever, should there be a or health facilities, this	+	the main dema development h infrastructure in lag time ensurin	chis is likely not to be significant given that and for services will be after the leas taken place. However, having an place prior to development would avoid a least that prospective residents have facilities althy lifestyles from the outset
3	Improve education, skills development and training for an effective workforce	 does n Provide opport Support educate success Provide 	that land contamination/poot pose unacceptable risks to good education and training unities for all; rt existing higher and furthe itonal establishments for cons; e good quality employment unities available to all.	r ng r ntinued	-	Howe infras devel functi	s likely to enable opportunit ruction phasing of infrastruc er training opportunities. ever, in order maximise opportunities opportunities opportunities tructure commensurate wit opment would need to be in ion to ensure that adequate e pressure is not put on other evelopment.	eture/ development to ortunities for education, all h the level of n place and ready to facilities are available and	+	infrastructure of development we function to ens and undue pre- result of the de This approach i	nise opportunities for education, all commensurate with the level of would need to be in place and ready to ure that adequate facilities are available ssure is not put on other facilities as a evelopment.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	and inv Deliver for the Deliver growth Enhanc opport Provide econor	eliver conditions for busines vestment; r a flexible and relevant wor future; r and promote stable econor; ce the city centre and its cunities for business and leis the appropriate infrastructic growth; rt existing employment drivite a low carbon economy.	rkforce mic ure; ture for	+ -	delive some sites of Delive prior devel const Furth forms viabil with a	s likely to have a negative in ery because infrastructure is of the employment sites, power 5ha and in terms of tra ery of some strategic infrast to some of the employment opment and could delay the ruction. er more, the costs associate of infrastructure can be hig ity of a scheme. However, p available infrastructure coul time to source further fund red to deliver later phases.	key to enable delivery of articularly the strategic insport connectivity. The ructure may be necessary a sites coming forward for the rimplementation. If with bringing forward all the and may affect the hasing of the site in line deprovide developers with	+ -	that infrastruct business within However, the control forms of infrast viability of both areas of the cit place prior to do able to meet the development of requirements. This approach what the scheme developers with allocate to inframitigate its imprioritising infrascripts.	is likely to benefit the economy to ensure ture is in place to support all forms of in the city. costs associated with bringing forward all tructure can be high and may affect the individual schemes and development in y to enable suitable infrastructure to be in levelopment. Funding resources may not be his requirement up front prior to other oming forward or to demonstrate need would require a detailed understanding of the needs in order to be delivered providing the certainty of the funding they will need to astructure provision to service the site and poacts. The approach may benefit from astructure critical to support economic evelopment to enable long-term delivery.

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KEY		npact	Positive impact likely	No signif		ect /	Uncertain or	Negative impact likely	,	negative impact	Positive or negative impact depending on
	likely			no clear l	ink		insufficient information		likely		how it is implemented
5	equality and access to all	 depriv. Provid the loc Provid demar Help re Promo 	ess existing imbalances of equation and exclusion across the accessible services and factal population; e affordable housing to meetal; educe homelessness; of the the safety and security for property.	ne city; illities for	0	the m develo	npact of this is likely not to ain demand for services w opment has taken place. He the provision of openspace result in a deficit in the sho	Il be after the owever, should there be a	0	the main dema development h infrastructure ir lag time ensurir encouraging he	his is likely not to be significant given that nd for services will be after the as taken place. However, having a place prior to development would avoid a ng that prospective residents have facilities althy lifestyles from the outset
6	need to travel and deliver a sustainable integrated transport	 Deliver by pub minim Deliver suppor Promo 	r development where it is ac olic transport, walking and cy ise the use of the car; r transport infrastructure wh rts sustainable travel option ote sustainable forms of trav we congestion.	cling to nich s;		partic requir service capace develope be aft may h plan, I are all alongs transp behav There infrast to be	opment given that the mai er it has built. Whilst the man have some access to transp particularly for the strategi ternatives to the car. Shou side new development, this port provision and encoura- riour. are high costs implications tructure that is critical to e	er 5ha which would is to public transport increases in highway act will increase in line with in demand for services will najority of developments ort, it will be important to costes to ensure than there do this not be in place is may result in poor ignor sustainable travel in the development in the development in the development in the development in could provide developers in funding for the		of transport an place as soon a Successful confidence as soon a Successful confidence and the significant give after the develoment of the significant give after the developers with the infrastructure to be viable and in line with available developers with the infrastructure. Furthermore, the development good be after it has leas far as possible.	positive to ensure that sustainable modes d ways to minimise using the car are in some the development is commenced. The development is commenced. The development is commenced to sections to other locations will be vital to ity as well as social, environmental and citives. The impact of this is likely not to be in that the main demand for services will be opment has taken place. Costs implications to delivering transport that is critical to enabling the development did deliverable. However, phasing of the site illable infrastructure could provide in more time to source further funding for are required to deliver later phases. The impact will increase in line with liven that the main demand for services will puilt. Using this approach should encourage le infrastructure to be in place to ainable travel behaviour as soon as the secommenced.
7	greenhouse gases that cause climate change and deliver a managed response to its effects	emissic Plan or the like Provid renew technol Promo materi consect	e or mitigate greenhouse ga ons from all sources; r implement adaptation mea ely effects of climate change e and develop energy from able, low and zero carbon ologies; et e sustainable design and but ials that manage the future of quences of climate change; et to the principles of the energian	uilding risks and	3	the ty schem schem be ins compl heat a infrasi develo	_	Id not necessarily need to t. Where more incorporate combined rmal schemes this installed prior to	?	The effects on the type of renother schemes energy scheme need to be instantial comprehensive heat and powe infrastructure to development. There are high energy technol	climate change objectives would depend on ewable energy technologies as well as to be on the development. Renewable is for wind and solar would not necessarily alled prior to development. Where more is schemes wish to incorporate combined or (CHP) or geothermal schemes this would need to be installed prior to costs implications to delivering renewable ogies as part of the development, thereby ty and deliverability. However, phasing of

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KEY	Very positive in	mpact	Positive impact likely	No signif			Jncertain or	Negative impact likely		egative impact	Positive or negative impact depending on
	likely			no clear li	nk	ir	nsufficient information		likely		how it is implemented
		hierarchy.				the site in provide of funding finding		requirements could ne to source further uired to deliver later see of trip generation, cles, should also be eme. Furthermore, the evelopment given that the		provide develop funding for the phases. Travel planning particularly by p planned as part impact will incr	with infrastructure requirements could pers with more time to source further infrastructure required to deliver later to minimise the use of trip generation, private motor vehicles, should also be of the overall scheme. Furthermore, the ease in line with development given that
						this not be result in sustainable impact o	mand for services will be be in place alongside new poor transport provision ble travel behaviour which this objective.	development, this may and encourage non h may have adverse		Using this approinfrastructure t travel behaviou commenced.	nd for services will be after it has built. pach should encourage as far as possible o be in place to encourage sustainable r as soon as the development is
8	Conserve or enhance green infrastructure , biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	national habitate SSIs; Conservature Conservature Geodive Improving Infrastr Provide	ve or enhance international silly significant priority species within SACs, SPAs, RAMS/ve or enhance locally import conservation sites (SINCs); new areas or site of bio-diversity value; e connectivity of green ucture and the natural envier opportunities for people to ural environment.	es and ARs and tant ersity /		green int developr therefor developr impleme	re should be developed in ment of the site. This is s entation of the masterpla	ate the scale of y on masterplanning and n tandem with the overall ubject to the	-	infrastructure of This is likely to should be deve development o	n for the inclusion of openspace and green ommensurate the scale of development. rely on masterplanning and therefore lopment in tandem with the overall f the site. This is subject to the n of the masterplan.
9	Use land resources efficiently and safeguard their quality	Prevent and renSafegua and moConservSafegua	previously developed land; t pollution contaminating the nediate any existing contant and soil quality, including the est versatile agricultural land we or enhance allotments; and mineral resources and efficient use.	ne land nination; e best d;	0	No signif	ficant effect or clear link.		0	No significant e	ffect or clear link.
10	Improve water efficiency and		ve water resources and qua e the quality of rivers and	ality;		efficiency	entation of infrastructure by as well as drainage is lik al schemes. However, sho	cely to be bespoke to the	+	efficiency as we	n of infrastructure for water quality and till as drainage is likely to be bespoke to the mes. However, ensuring that infrastructure

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KEY	Very positive i	impact	Positive impact likely	No signif	icant e	ffect /	Uncertain	or	Negative impact I	likely	Very	negative impact	Positive or negative impact depending on
	likely			no clear l	nk		insufficient info	ormation		1	likely		how it is implemented
11 12	Reduce waste generation and increase level of reuse and recycling	Promore recycli Promore Reduction activit Minimum new distranspitechnology Suppolemissi Improvinew distranspitechnology Avoid	e all emissions to air from coies; is and mitigate emissions to evelopment (including reduiort emissions through low explores and fuels); irt the development of city von infrastructure; ve air quality in AQMAs and esignations; locating development whenvely impact on air quality;	ery and ificiency. urrent to air from cing emission wide low prevent	? !	have a water reinfo development of the inneces Howe in the inneces detring infras It is in the inneces those in the inneces detring infras It is in the inneces those in the inneces detring infras It is in the inneces in the inneces detring infras It is in the inneces in the inneces detring infras It is in the inneces in	s not be upgrade a detrimental effort infrastructure represent which was permitted as the scale rently uncertain. The scale rently uncertain are generation need frastructure requires ary prior to the ver, should there to be a sea a result of the ver, should the scale rently uncertain are permitted in protection of the ver, should the scale as a result of the ver, should the scale rently uncertain protection of the ver, should the scale rently uncertain protection of the ver, specific information of the ver, specific stratements could be cort impacts of diver, should the scale promett this may prement the premental this pre	d prior to defect on water elating to describe would involve benefit from developmer. This approact of the developmer ela be a lag in residential as construct of the development of the	we groundworks. In existing infrastruction. of required infrastruction. of required infrastruction. of required infrastruction. In each however is like welopment. In each to be planned to all with waste may rent commencing. In management an in and commercial tion, this would place the facilities and may tive. The scale of thy uncertain howevel the scale of the individual scheriffects of therefore the scale of the individual scheriffects of therefore.	nay more, ire cture ructure ely to for but not be ncrease ce have a ver. nce but air mes and require ucture ty.	? !	development w from developm also require on infrastructure w prior to develop On balance, the is currently und have positive e Waste generati the infrastructu necessary prior However, ensu management a minimise any a processing of w scale or deliver uncertain It is important of but the implem quality is likely and locations for require more sp However, speci requirements of transport impa Implementing to	reatment plants are upgraded prior to ould minimise any adverse effects arising ent on water quality. Water provision will and offsite reinforcement of existing which would also need to be undertaken oment as it involves groundworks. The scale or delivery of required infrastructure ertain. This approach however, is likely to effects for the delivery of the development. The required to deal with waste may not be to the development commencing. The transport infrastructure such as waste re upgraded prior to development would diverse effects arising from development raste, particularly on existing sites. The yof required infrastructure is currently that air quality if planned for in advance tentation of infrastructure to respond to air to be bespoke to the individual schemes or development. The effects of therefore decific information and are uncertain. The strategic public transport infrastructure ould be established to minimise the cts of development on local air quality, these measures prior to development could maximum benefit is derived from them.
13	Minimise flood risk and reduce the	Avoid existin result future Promo transp the ca Reduc Ensure	locating development in are g poor air quality where it c in negative impacts on the h occupants/users; ote sustainable and integrate ort network to minimise the	could health of ed e use of design	-	throu	gh planning the	developme	nitigation identified nt is appropriately oment of a scheme		+	planning to mit	ure that has been identified through the igate the potential impacts from flood risk porated prior to development to ensure

KE	Very positive i likely	mpact	Positive impact likely	No signif no clear li		ect / Uncertain or insufficient information	Negative impact likely	Very n likely	egative impact	Positive or negative impact depending on how it is implemented
	impact of flooding to people and property in York		or incorporate through des able urban drainage system	•		ensure that no further adverse This approach could have negat				adverse impacts are experienced. This ve in minimising flood risk.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	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.				No significant effect or clear lin	k.	0		ffect or clear link.
15	Conserve or enhance York's natural and built landscape 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 lin	k.	0	No significant e	ffect or clear link.
	General					ts associated with this provision of vith infrastructure requirements er later phases. 2 is likely to have a more positive ucture requirements to service the	could thereby affect viability a could provide developers with e long-term impact on the deline development, mitigate its d	nd delive n more tin very of si lirect loca	rability of developme to source furth tes as this would i al impacts and me	e is key to enabling the delivery of sites and oment. However, phasing of developments her funding for the infrastructure required dentify the key strategic and specific et the wider infrastructure needs of York.
Preferred Approach Recommendations					 The defended of the control /li>	evelopment. It is likely to have a economic be ore attractive to investors in the penabling the development to be ovide developers with more time	cial objectives given that social objectives given that social enefits for York as the strategic city. There are high costs imples viable and deliverable. Howe to source further funding for	and local ications to ver, phases the infra	ucture would be in al infrastructure re to delivering trans ing of the site in li astructure require	equired would be in place to make sites port and other infrastructure that is critical ine with available infrastructure could d to deliver later phases. dequately serviced and its impacts are

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

SA (Objective		cont	tribu elop		to str	n 2: Require developers to contribute ategic infrastructure development on asis of development type city-wide	strate	n 3: Require developers to contribute to gic infrastructure development on the of development type by location
1	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		+	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. 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.	++	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 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. On balance, this would have an overall positive effect.	***	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. 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. On balance, this would have an overall positive effect.
2	Improve the	Avoid locating development where	Т		This option would generally limit		This option will provide developers	1 +	This option will provide the council with

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KEY	Very positive i	impact	Positive impact likely	No sign	ificant	effect /	Uncertain or	Ne	gativ	ve impact likely	Very negative in	прас	t I	Positive or negative impact depending on
	likely			no clear	link		insufficient information				likely			how it is implemented
	well-being of	negativ	ely impact on people's heal	th;		infrastr	ucture required to enable			the level of fund	ling they will be			contribution rate that matches the
	York's	 Improv 	e access to openspace / mu	lti-		the dev	elopment to take place			expected to con	tribute for the			relative attractiveness of different areas
	population	functio	nal openspace			(e.g. acc	cess, drainage and			type of develop	ment they are			of York for development and the
		Promot	es a healthier lifestyle thou	gh		utilities	and mitigate the direct			proposing anyw	here within York's			returns that development can generate
			to leisure opportunities (wa	_		local im	pacts of the				nd what strategic			for developers. This option will provide
		cycling	* *			develor	ment. This option does			infrastructure th	ne contribution will			developers with much more certainty
		, ,	es access to healthcare;				erally take into account			be used for, incl	uding community			about the level of funding they will be
		•	·	curity		_	nulative impacts of			facilities. This or	otion will also			expected to contribute for the type of
			•	curry			ment in an area or city-			enable the coun				development they are proposing within
			•	llution			d the funding of new			'meaningful con	tribution' to			different parts (zones) of York's
			•				nity facilities, such as				structure needed			authority area and what strategic
			or pose unacceptable risks to	U			are facilities, that may be			in the neighbou				infrastructure the contribution will be
		 Provides or promotes safety and securit for residents; Ensure that land contamination/pollutio does not pose unacceptable risks to health. 					d as a result. This may			development is				used for, including community facilities.
							ressure on existing			would enable fa	•			This should be positive in delivering
							or cause areas where			developed in res				healthcare and associated facilities
							re deficits in provision.			•	eaning that undue			where there is an identified need. This
							er, If a development is of a			•	not be placed on			option will also enable the council to
							nt scale the provision of			existing facilities	•			allocate a 'meaningful contribution' to
							are facilities within the			However, the pr				deliver the infrastructure needed in the
							ment may be one of the				care facilities will			neighbourhoods where development is
							required as an obligation			either need to b				proposed. However, the provision of
							ate its direct local				or form part of the			strategic healthcare facilities will either
						impacts					ribution to deliver			need to be set out in an appropriate list
							-			the healthcare in				or form part of the meaningful
										needed in the no				contribution to deliver the healthcare
											nent is proposed.			infrastructure needed in the
										innere deteropin	p. oposou.			neighbourhoods where development is
														proposed.
3	Improve	Provide	good education and trainir	nσ	1 -	This on	ion would generally limit	1	+	This option will	provide developers	1	+	This option will provide the council with
	education,		unities for all;	.0		<u> </u>	ers to contributing to the				certainty about			the maximum flexibility to set a
	skills		t existing higher and further	,			ucture required to enable			the level of fund	•			contribution rate that matches the
	development		onal establishments for con				elopment to take place			expected to con	• •			relative attractiveness of different areas
	and training	success		itiilueu			cess, drainage and			type of develop				of York for development and the
	for an		good quality employment)) and mitigate the direct				here within York's			returns that development can generate
	effective		unities available to all.				pacts of the development				nd what strategic			for developers. This option will provide
	workforce	opporti	annues avanable to all.				ucation 'contribution').			•	ne contribution will			developers with much more certainty
							tion does not generally				uding community			about the level of funding they will be
							o account the cumulative			facilities. This or	•			expected to contribute for the type of
							of development in an			enable the coun				development they are proposing within
							city-wide and the funding			'meaningful con				different parts (zones) of York's
							community facilities, such				structure needed			authority area and what strategic
							ation and training			in the neighbour				infrastructure the contribution will be
							s, that may be required as			development is				used for, including community facilities.
						raciiide	o, chacillay be required as			acveroprinent is	proposeu. IIIIs			asea for, including community facilities.

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KEY	Very positive i	impact	Positive impact likely	No signifi no clear li		fect /	Uncertain or insufficient information	Negati	ve impact likely	Very negative in likely	ipact	Positive or negative impact depending on how it is implemented
					d so o d fa	developr scale the or trainir developr acilities	However, If a ment is of a sufficient provision of education of facilities within the ment may be one of the required as an obligation ite its direct local		pressure should existing facilitie. However, the prestrategic educate either need to be appropriate list meaningful contate the healthcare in	sponse to the eaning that undue not be placed on s. rovision of cional facilities will be set out in an or form part of the tribution to deliver nfrastructure		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	succes: Deliver for the Deliver growth Enhance opport Provide for ecce Support	eliver conditions for business is and investment; a flexible and relevant work future; and promote stable econom; be the city centre and its unities for business and leisue the appropriate infrastructionomic growth; at existing employment drive te a low carbon economy.	re;	d dirittle (in the content of the co	developed infrastructure developed infrastruct	on would generally limit ers to contributing to the cture required to enable lopment to take place ess, drainage and and mitigate the direct pacts of the ment. This option does erally take into account culative impacts of ment in an area or city-dithe funding of new infrastructure that is to facilitate economic. The exception to this is of contributions secured obligations. However, manges to legislation will number of development ere contributions can be thus increasing the risk icient funding for new infrastructure to enable c growth may not be	++	with much more the level of func expected to con type of develop proposing anyw authority area a infrastructure the be used for, incl	tribute for the ment they are here within York's and what strategic ne contribution will	++	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	depriva	ss existing imbalances of equation and exclusion across the accessible services and faci	e city;	d	develope	on would generally limit ers to contributing to the cture required to enable	+ +	•	provide developers e certainty about ling they will be	l + +	This option will provide the council with the maximum flexibility to set a contribution rate that matches the

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KEY	Very positive imp	pact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negat	ive impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clear	r link		insufficient information			likely		how it is implemented
	for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.		t	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.			authority area a infrastructure the used for, incl facilities for the This option will council to alloca contribution' to infrastructure in neighbourhoods development is However, the pistrategic service either need to bappropriate list meaningful contribution.	tribute for the ment they are here within York's nd what strategic le contribution will uding services and local population. also enable the te a 'meaningful deliver the eeded in the swhere proposed. ovision of s and facilities will e set out in an or form part of the ribution to deliver facilities needed choods where		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		
6	need to travel and deliver a sustainable integrated transport network	accessible and cyc car; Deliver support Promot	development where it is ble by public transport, wall ling to minimise the use of transport infrastructure what is sustainable travel options e sustainable forms of travel e congestion.	the nich s;	+	develop infrastr the dev (e.g. ac utilities local im develop could in new pu infrastr the dev reduce This op take int impacts area or	tion would generally limit pers to contributing to the ucture required to enable relopment to take place cess, drainage and) and mitigate the direct spacts of the proment. Access obligations include the provision of blic transport services and ucture near to and within relopment, which could reliance on use of the car. Ition does not generally to account the cumulative of development in an city-wide and the funding or significantly upgraded	++	with much more the level of func expected to con type of develop proposing anyw authority area a infrastructure th be used for, incl significantly upg public transport Such infrastruct	tribute for the ment they are here within York's nd what strategic te contribution will uding new or rraded strategic	++	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.

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KEY		mpact	Positive impact likely	0		effect /	Uncertain or	Negati	ve impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	emissio Plan or for the Provide renewa technol Promot materia and cor Adhere hierarch	te sustainable design and but the sustainable the future in the future of the future of the end to the principles of the end to the en	asures inge; uilding risks ige; ergy	+	infrastr require excepti contrib obligati change the nur where o pooled This op develop infrastr the dev (e.g. ac utilities local im develop could ir new pu infrastr the dev reduce motoris associa does no accoun of deve city-wice require excepti contrib obligati change the nur where o pooled	c public transport ucture that may be d as a result. The on to this is pooling of utions secured through ons. However, recent s to legislation will limit there of development sites contributions can be tion would generally limit there is contributing to the ucture required to enable elopment to take place cess, drainage and) and mitigate the direct upacts of the ument. Access obligations include the provision of blic transport services and ucture near to and within elopment, which could the reliance on private and transport and its ted emissions. This option to generally take into the the cumulative impacts lopment in an area or le and the funding of new as and facilities that may be d as a result. The on to this is pooling of utions secured through ons. However, recent is to legislation will limit in the of development sites contributions can be	++	with much more the level of funce expected to con type of develop proposing anyw authority area a infrastructure to be used for, included significantly upg public transport which could red private motoris its associated er infrastructure n set out in an ap	ment they are where within York's and what strategic he contribution will luding new or graded strategic t infrastructure, luce the reliance on ed transport and missions. Such eeds will be set out	++	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.
	enhance		illy significant priority speci			develor	pers to contributing to the		with much more	e certainty about		the maximum flexibility to set a
	green	habitat	s within SACs, SPAs, RAMSA	ARs and			ucture required to enable			ding they will be		contribution rate that matches the
	infrastructure	SSSIs;				the dev	elopment to take place		expected to con	tribute for the		relative attractiveness of different areas
	, bio-	• Conserv	ve or enhance locally impor	rtant		(e.g. ac	cess, drainage and		type of develop	ment they are		of York for development and the

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KEY	Very positive i	mpact	Positive impact likely	No signi	ficant	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clear	link		insufficient information			likely		how it is implemented
	diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Create geodive Improv infrastr enviror Provide access	e opportunities for people to the natural environment.	ersity /		local im develop include green ir public o	and mitigate the direct pacts of the ment. Obligations could the provision of new frastructure, including pen space.		authority area a infrastructure the used for, inclinfrastructure. Tenable the coun 'meaningful con deliver the infra in the neighbourd development is However, the prestrategic service either need to bappropriate list meaningful cont the services and in the neighbourd evelopment is	here within York's nd what strategic to contribution will uding green his option will also cil to allocate a tribution' to structure needed rhoods where proposed. ovision of s and facilities will e set out in an or form part of the ribution to deliver facilities needed rhoods where 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	 Prevention and rerection Safeguate Conserving Safeguate Safeguate Encourt 	previously developed land; t pollution contaminating the mediate any existing hination; ard soil quality, including the est versatile agricultural land; we or enhance allotments; ard mineral resources and age their efficient use.	e land • best ;	0	this alte	no clear link between rnative and the objective	0	alternative and	·	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality		ve water resources and quali e the quality of rivers and waters.	ity;	1 +	develop infrastru mitigate of the d flood ris and gro This opt take int- impacts area or	cion would generally limit lers to contributing to the cucture required to the direct local impacts evelopment, such as sk, surface water runoff undwater contamination. Cion does not generally of account the cumulative of development in an city-wide and the funding services and facilities that	++	with much more the level of fund expected to con type of develop proposing anyw authority area a	tribute for the ment they are here within York's nd what strategic te contribution will uding strategic improve the and ground-	++	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

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KEY	Very positive in	mpact	Positive impact likely	No sign		effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clear	rlink		insufficient information			likely		how it is implemented
		, , , , , , , , , , , , , , , , , , , ,				excepti contrib obligati change the nur where of pooled, that suf strategi may no utilities of such	required as a result. The on to this is pooling of utions secured through ions. However, recent is to legislation will limit imber of development sites contributions can be in thus increasing the risk efficient funding for new ic services and facilities it be secured. Alternatively may include the provision strategic infrastructure in vestment programmes		provision of such infrastructure in programmes and proposals will be appropriate list	their investment d any such		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	recyclin	ng of waste; te and increase resource	ry and	0		s no clear link between ernative and the objective	0	There is no clear alternative and t	· link between this the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	activitie Minimis from ne reducin low em Suppor low em Improv prevent Avoid le could n Avoid le existing result in of futur Promot	se and mitigate emissions to ew development (including ig transport emissions throu ission technologies and fuel t the development of city w ission infrastructure; e air quality in AQMAs and t new designations; ocating development where egatively impact on air qual ocating development in area g poor air quality where it con n negative impacts on the here occupants/users; the sustainable and integrated ort network to minimise the	o air Igh Is); ide it ity; as of ould ealth	+	develop infrastr the dev (e.g. ac utilities local im develop could ir new pu infrastr the dev reduce motoris associa does no accoun of deve city-wic services require excepti contrib	tion would generally limit pers to contributing to the ucture required to enable relopment to take place cess, drainage and) and mitigate the direct spacts of the provision of the provision of solidic transport services and ucture near to and within relopment, which could the reliance on private sed transport and its ted emissions. This option of generally take into the cumulative impacts elopment in an area or de and the funding of new is and facilities that may be do as a result. The on to this is pooling of utions secured through ions. However, recent	#	with much more the level of fund expected to con- type of developing proposing anywlauthority area a infrastructure the be used for, inclusing ficantly upg public transport which could reduptivate motorise its associated en	tribute for the ment they are here within York's nd what strategic te contribution will uding new or traded strategic infrastructure, uce the reliance on the transport and missions. Such eeds will be set out	**	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.

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KEY	Very positive i	impact	Positive impact likely	No sign	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative in	npact	Positive or negative impact depending on
	likely			no clear	r link		insufficient information			likely		how it is implemented
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure does nDeliver	e risk of flooding; e development location and ot negatively impact on floc r or incorporate through des nable urban drainage system	od risk; sign		the num where copooled This opti develop infrastrumitigate of the deflood rist and grout take intuition in the copooled, that suffice such is constituted in the num where copooled, that suffice is constituted in the copooled in the copool	to legislation will limit aber of development sites ontributions can be ion would generally limit ers to contributing to the acture required to the direct local impacts evelopment, such as k, surface water runoff undwater contamination. ion does not generally of account the cumulative of development in an city-wide and the funding services and facilities that required as a result. The onto this is pooling of actions secured through ons. However, recent to legislation will limit aber of development sites ontributions can be thus increasing the risk ficient funding for new ac services and facilities the secured. Alternatively may include the provision strategic infrastructure in restment programmes	++	with much more the level of func- expected to con- type of develop proposing anyw- authority area a infrastructure to be used for, inclinfrastructure to risk. Utilities ma provision of suc-	ment they are where within York's and what strategic ne contribution will luding strategic o address flood ay include the h strategic o their investment d any such e set out in an	++	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	charac Promo Conser non-de setting Conser which Charac the He	rive or enhance those eleme contribute to the 6 Principle teristics of the City as ident ritage Topic Paper.	and id their ints e ified in	О	There is this alte	no clear link between rnative and the objective	О	alternative and	ŕ	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural		rve or enhance the landscap ng areas of landscape value		0		no clear link between rnative and the objective	0	There is no clea alternative and	r link between this the objective	0	There is no clear link between this alternative and the objective

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KEY	Very positive	mpact	Positive impact likely	No sig	nificant	effect /	Uncertain or	Negativ	e impact likely	Very negative	impact	Positive or negative impact depending on
	likely			no clea	r link		insufficient information			likely		how it is implemented
	and built inndscape 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. - Consert.											
	General					ice the de ative impa s 2 and 3 ions and,	velopment and mitigate its cts of the numerous develo each provide a similar appr through an appropriate list	direct loo opments t oach for o , indicate	al impacts, it will hat will have to be determining the colon contribution.	not secure the nece e realised to deliver ontributions to be s s will be spent on s	essary con r the planr sought froi trategic in	m developers through means other than frastructure.
Prefe	Preferred Approach				Book er de de Oil Oil Oil Fu Fu	oth option avisaged in evelopmen otion 2 section 3 off evelopmen arther vial	n the Local Plan, by seeking nt type. eks a contribution (rate by fers more flexibility to the contract of the contract of the returns that devo	ant level of contribut developm council set elopment undertak	of funding toward ions from development type) wherever a contribution racan generate for en to confirm whi	delivering the stra pers on a rate per s er the developmen te that matches th developers for each ch of Option 2 or C	tegic infras quare med t takes pla e relative a n developr	structure necessary to deliver the growth tre of development of different areas of York for
Reco	Recommendations					cond alter ructure de ructure)': pment on for this is ds over ar 2 would s pment tak	rnative under Developer Co evelopment on the basis of Similarly, the third alternat the basis of development that Option 3 is one of two ad above the current obligates seek the same contribution (see place, whereas Option 3	ntribution developm cive should type by loo similar a tions met as a rate 3 would se	ns in the Local Plar ent city-wide (this d be amended to ' cation (this is one lternatives for req hod (the other be per square metre eek a different co	n should be amend is one of two of o Require developer of two of our preferuiring developers to ing Option 2). The of development ty ntribution rate dep	ur potenti s to contri erred appr to contribu difference pe (e.g. re ending on	uire developers to contribute to strategic al preferred approaches to strategic bute to strategic infrastructure oaches to strategic infrastructure). The ute to strategic infrastructure using between option 2 and Option 3 is that sidential or employment) wherever that where development is located (for the two options is most viable and

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Appendix 6: Local	Plan SA - Policy	Alternatives Ann	raisal
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		likely		no clear link	insufficient information		likely	how it is implemented

Summary Matrix of the Preferred Approach

Local Plan Preferred	Alternatives						Su	ıstainabili	ty Apprais	al Objecti	ive					
Policy Approach	Option No. chosen	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 secti	ons 8-10													
Factor of Growth	3	++	+	+	++	++	+	+ -	+ -	+ -	?	?	+ -	0	+ -	+ -
Spatial distribution	1	++	+ -	+	++	++	+	+	-	+ -	?	?	+ -	0	+ -	+ -
Strategic Site Development Principles	2	+	+	+	+	+	+	+	+	O	+	+	+	+	+	+
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	+	+	+	+	+ 1	+	+	+	++	++	?	+	+	++	++
Section 8: Economy																
Employment Growth	2	О	?	++	++	+	+ -	-	?	?	-	-	-	0	?	?
Employment Sites	N/a	See sites	assessmei	nt			•									
Economic Growth in the Health and Social Care	2	+	+	+	+	?	?	?	?	?	?	?	?	?	?	?

Appendix 6: Local Plan SA - Policy Alternatives Appraisal

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	likely		no clear link	insufficient information		likely	how it is implemented

Local Plan Preferred	Alternatives	Sustainability Appliation Objective														
Policy Approach	Option No. chosen	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	+	+	O	-	+	+	+	+	+	+	+	+	+	+	+
Retail 9: Retail																
Retail Hierarchy	1	0	0	0	++	+	+	0	0	+	0	0	0	0	+	+
Retail Centres – guide to development	2	0	+	O	+	++	+	+ ?	+	+ -	0	O	+ ?	O	+	+
Retail Centres – protection	2	0	0	O	++	o	0	O	0	0	0	O	О	0	0	O
Retail Centres - out-of-town retail	2	0	0	O	+	o	?	?	0	+ -	0	O	0	0	-	+
Section 10: Housing Growth and Distribution																
Housing Growth	2	++	-	+	+	+	+ -	-	-	-	-	-	-	0	-	-
Housing Supply Buffer	3	+	0	О	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	+	+
Housing Density – City centre/city centre extension (>50 dph)	3	?	?	O	0	?	?	o	+	o	0	O	o	o	?	?
Housing Density – York urban Area (50dph)	2	?	?	O	0	?	?	0	ı	0	0	0	0	0	?	?
Housing Density – Extensions to York urban area and new Settlement (50dph)	2	?	?	O	0	ş	?	o	ı	o	0	O	O	o	?	?
Housing Density – Suburban	2	?	?	0	0	?	?	0	ı	0	0	0	0	0	?	?

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

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Local Plan Preferred	Alternatives Option						Sı	ıstainabili	ty Apprais	sal Objecti	ve					
Policy Approach	No. chosen	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	?	?	O	O	?	?	O	-	0	0	O	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	?	1 -	0	0	0	0	0	1
Gypsy, Traveller and Showpeople Allocations	2	++	+	О	О	++	0	О	O	O	0	O	0	0	0	О
Sites for Gypsy, Traveller and Showpeople	2	+	++	+	0	1 +	+	+	+	o	0	0	+	‡	+	+
Student Accommodation	3	+	++	++	+	+	++	+	+	+	0	0	+	0	+	+
Houses in Multiple Occupation	3	+	O	O	0	+	0	О	0	O	0	O	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	О	0	?	0	0	0	0	0	0
Affordable Housing Requirements	4	+	O	O	+	++	0	О	0	О	0	O	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	+	I	O	+	+	+	+	0	O	0	O	+	0	0	0
Provision and Accessibility Specific Approach	3	++	+	0	+	+	+	+	0	О	0	0	+	0	0	0

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

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

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	likely		no clear link	insufficient information		likely	how it is implemented

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Local Plan Preferred	Alternatives Option						Sı	ıstainabili	ty Apprais	sal Objecti	ve					
Policy Approach	No. chosen	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	++	+	+
Flood mitigation measures	2	0	0	0	0	О	0	+	+	О	+	0	О	++	+	+
Section 20: Climate Change																
Renewable and low carbon energy development	3	+	+	+	+	O	0	+	?	0	O	+	+	+	?	?
Code for Sustainable Homes	2	+	+	+	+	0	0	+	0	0	0	+	0	0	О	0
Building Regulations and Carbon Savings	1	+	+	+	+	O	0	+	0	0	O	O	+	0	О	0
Section 21: Environmental Quality																
Environmental protection Measures	2	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	O	+	O	+	+	+	+	0	0	O	O	+	0	O	0
Sustainable modes of transport	3	O	+	+	+	+	+	++	+	0	0	+	+	0	О	0
Providing Transport capacity	5	+	+	+	+	+	+	+ -	?	?	0	-	+ -	+	1	ı

Appendix 6: Local Plan SA - Policy Alternatives Appraisal

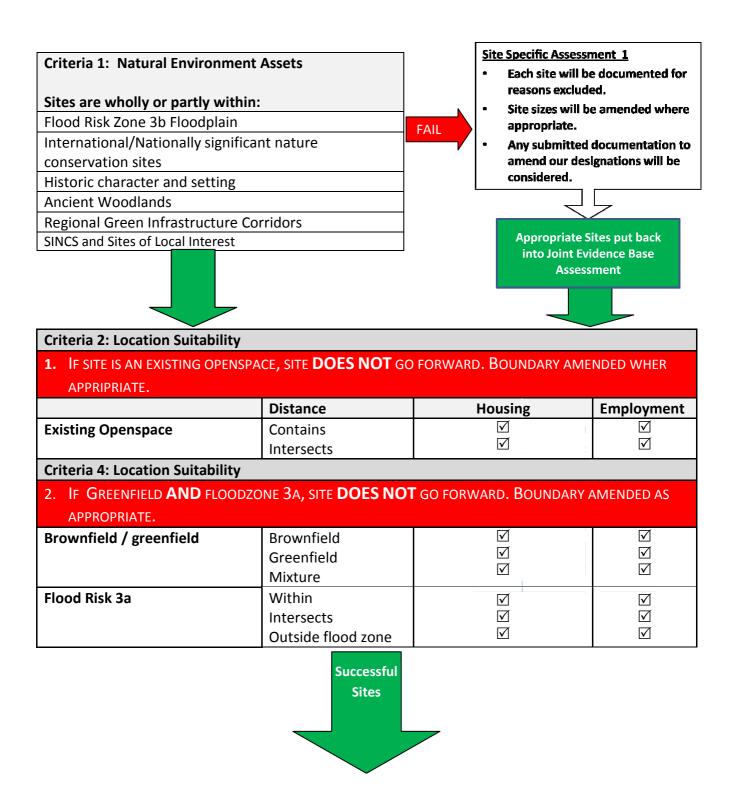
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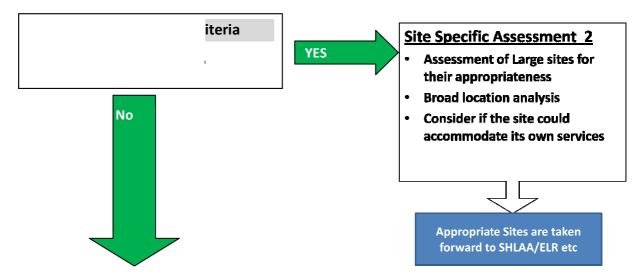
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	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on	
	likely		no clear link	insufficient information		likely	how it is implemented	

Local Plan Preferred	Alternatives	Sustainability Appraisal Objective														
Policy Approach	Option No. chosen	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	+	+	О	O	+	+	0	+	+	o	+	+	+	+	+
Demand Management – car parking	2	0	О	О	0	0	-	-	o	0	O	0	I	0	0	O
Demand Management – Travel planning	2	0	+	O	O	0	+	+	o	O	0	0	+	0	0	0
Transport Infrastructure to mitigate local impacts of development	2	0	?	О	0	0	+	+	?	?	o	0	+	0	?	?
Section 24: Communications Infrastructure																
Communications Infrastructure	2	O	+	+	+	+	+	1	+	O	O	0	1	0	+	+
Section 25: Infrastructure and Developer Contributions																
Infrastructure	2	1	+	+	+ -	0	1 +	?	1	0	+ ?	?	1 +	+	0	0
Developer Contributions	2	++	I +	1 +	++	1 +	++	++	1 +	0	++	0	++	++	0	0

Methodology:

The following flow diagram illustrates the steps taken in the site selection process.





	Distance	Housing	Employment
		Score	Score
Number of	400m		$\overline{\checkmark}$
residential	800m		$\overline{\checkmark}$
properties within			
Location of site	○ City Centre		
	○ Edge of centre		
	 Neighbourhood Parade 		
	o District Centre		
	○ Surburban		
	○ Village		
Service Accessibility			
Nursery Care	400m No barriers	☑ 5	☑ 5
Provision	400m partly/800m no barriers	4	☑ 4
	800m partly no barriers /	☑ 2	☑ 2
	400m with barriers		
	800m with barriers	☑ 1	☑ 1
	Over 800m	☑ 0	☑ 0
Primary School	400m wholly within	☑ 5	
	400m partly within	4	
	800m wholly within	☑ 3	
	800m partly within	☑ 1	
	Over 800m	☑ 0	
Secondary	400m No Barrier	☑ 5	
education	800m No Barrier	4	
	400m with barriers	☑ 3	
	800m with barriers	☑ 2	
	Over 800m	☑ 0	

Higher and Further	400m No barriers	☑ 5	
Higher and Further			
education	400m partly/800m no barriers	☑ 4	
	800m partly no barriers /	☑ 2	
	400m with barriers	_	
	800m with barriers	☑ 1	
	Over 800m	☑ 0	
Neighbourhood	400m No barriers	☑ 5	
Parade and type	400m partly/800m no barriers	☑ 4	
	800m partly no barriers /	☑ 2	
	400m with barriers		
	800m with barriers	☑ 1	
	Over 800m	☑ 0	
Supermarket /	400m	☑ 5	
range of services	800m	☑ 3	
within parade	Over 800m	<u> </u>	
Doctors	400m No Barrier	<u></u>	
Doctors	400m partly No barrier	☑ 3 ☑ 4	
	800m No Barrier	☑ 4	
		✓ 3✓ 2	
	800m partly no barriers	✓ 2✓ 0	
	No doctors	<u> </u>	
Openspace and type	Within/part within buffer:		
(as PMP. To be	5-8 Openspaces	☑ 5	
revised)	2-4 Openspaces	☑ 4	
	1 Openspaces	☑ 2	
	0 Openspaces	☑ 0	
Transport Accessibility			
Non Frequent Bus	400m	☑ 3	☑ 3
routes	800m	☑ 2	☑ 2
	Over 800m	☑ 0	☑ 0
Frequent bus route	400m	☑ 5	☑ 5
(15 mins)	800m	☑ 3	☑ 3
,	Over 800m	☑ 0	☑ 0
P&R bus stop	400m no barriers	☑ 5	☑ 5
	Partly 400m no barriers	☑ 4	☑ 4
	800m no barriers	☑ 3	☑ 3
	Partly 800m no barriers	<u> </u>	<u> </u>
	Over 800m	☑ 2	<u>□</u> 2
Railway Station	5 mins	☑ 5	<u></u>
within minutes walk	10 mins	<u></u>	☑ 3
(accession	15 mins	<u>⊠</u> 1	<u></u>
boundaries)	Over 15 mins	<u>▼</u> 1	☑ 0
Railway Station	5 mins	⊻ 5	<u> </u>
		<u>∨</u> 5 <u>∨</u> 3	<u>∨</u> 5 ✓ 3
within minutes cycle	10 mins		
(accession	15 mins	☑ 1	☑ 1
boundaries)	Over 15 mins	☑ 0	☑ 0

Direct access to adopted highway network	Yes (A, B, Minor or Local road) No	☑ 5 ☑ 0	☑ 5 ☑ 0
Cycle route	On or adjacent to site	☑ 5	☑ 5
	50m	☑ 3	☑ 3
	Within or partly within 530m	☑ 1	☑ 1
	Over 530	☑ 0	☑ 0
Max Score		78	43



Further Environmental Considerations: All Uses		Distance to	/ within:		
		Sites Contains	50m	250m	500m
 Listed buildir 	ngs				
 Conservation 	n area				
Scheduled ar	ncient monuments				
 AQMAs 					
• Flood zone 2					
	lors (and type)				
 Areas of Arcl Importance 	naeological				
 Pedestrian Rights of Way (PRoW) 					
• SINCs					
	1	Within		Adjacent to	
 Location of 	City Centre				
Site (For all	Edge of centre				
developme nt types)	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

Minimum Residential ACCESS TO SERVICES Score Stage 1

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 distances¹

Total Minimum Score

13 points

Minimum Residential TRANSPORT Score Stage 1

To include:

Non-frequent bus route² within 800m

Access to an adopted highway

Access to a cycle route³

Total Minimum Score

9 points

Total Minimum Residential Score

22 points

(access to services + transport)

Minimum Employment Score Stage 1

To include:

Non-frequent bus route⁴ within 800m

Access to an adopted highway

Access to a cycle route⁵

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.

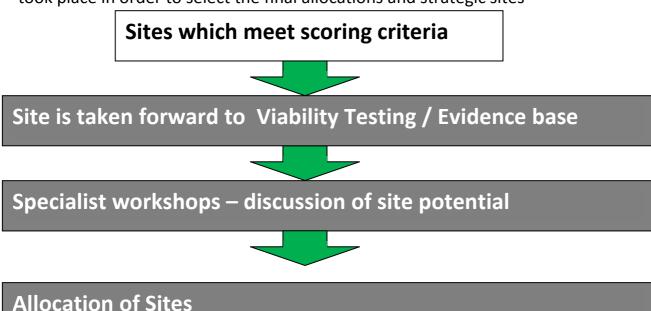
Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.

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



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

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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
Allocated for	trajectory).
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	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.
2: Improve the health and well-being of York's population	+/- 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. 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. 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

	and construction mentled
	and construction methods.
	On balance, it is anticipated that the impacts will depend upon implementation of the overall masterplan .
3: Improve education, skills development and training for an effective workforce	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.
	On balance, it is anticipated that this should have a positive impact on this objective.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+/- 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.
	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.
5: Help deliver equality and access to all	++ 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.
	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.
	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

6: Reduce the need to travel and deliver a sustainable integrated transport network	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. Overall this is anticipated a significantly positive impact on this objective in the long-term. +/- 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. 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. The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvement s
	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. On balance, it is likely that this site could have positive an negative impacts on this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ 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.
	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.
8: Conserve or enhance	On balance, this will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site. +/-

green infrastructure, bio- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	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. The site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of aculeate hymenopter (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.
	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.
9: Use land resources efficiently and safeguard their quality	+ 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.
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 negtaiv 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	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.
	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.
12: Improve air quality	I/- There are no AQMAs within proximity of this site. However, given the

	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. 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. Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the resident population behaviour reflect sustainable travel.
13: Minimise flood risk and	+
reduce the impact of flooding to people and property in York	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.
14: Conserve or enhance	0
York's historic environment, cultural heritage, character and setting	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.
	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.
	On balance, this site has an unknown impact on the historic environment at the current time.
15: Conserve or enhance York's natural and built landscape	I/+ 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
CHIMMADV	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.
SUMMARY:	

Key positives 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** 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 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;

 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

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.	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.	
2: Improve the health and well-being of York's population	+/- 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, particulary from the need arising from new development. 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	

	At this stage, the level will depend upon the overall masterplan.
3: Improve education,	+
skills development and training for an effective workforce	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.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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.
5: Help deliver equality and access to all	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. 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. 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. 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. On balance it is considered that this site is likely to have a significant long-term positive effect.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- 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.
	Overall, the development should improve transport links and be able

promote non car modes of travel. This site has existing access to 2 nonfrequent 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.

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.

The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvement s 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.

On balance, it is likely that the impacts will have both positive and negative effects.

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

1/+

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.

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.

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

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

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.

habitats for flora and fauna.

0

9: Use land resources

efficiently and safeguard	This site is partly greenfield and brownfield. It was formerly used as a
their quality	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.
	The impacts on this objective could therefore be neutral.
10: Improve water	1/-
efficiency and quality	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.
11: Reduce waste	-/I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation and materials consumption. The site would need to be
3	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 imports of this site and likely to be proportive but there is an
	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.
12: Improve air quality	1/-
	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.
	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	This development is not located within a high risk flood zone. The scale
flooding to people and	of the development should allow for the incorporation of mitigation
property in York	techniques for the management of surface water flooding such as
	sustainable drainage (SUDs). The impact on this objective is likely to be
14: Conserve or enhance	positive.
York's historic	The site does not contain any historic assets or listed buildings.
environment, cultural	Developing this greenfield site is also considered not cause adverse
	· · · · · · · · · · · · · · · · · · ·
heritage, character and setting	impacts on the character of York as it will be required to incorporate openspace. It is considered that the new Manor School has redefined

15: Conserve or enhance York's natural and built landscape	the urban edge in this location and therefore the site is deemed appropriate for housing development 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. + 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.
	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.
	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
SUMMARY:	undertaken to understand how the development will impact the city.
	This development will provide a significant contribution towards
Key positives	 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	 The development is located in a low flood risk area. This site is a loss of a former sports ground;
Key chancinges	 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	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;
•	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

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	The Grainstores site is forecast to provide 216 dwellings within the
population in a sustainable	short- term. This is a large development in the middle of an existing
way.	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.
2: Improve the health and	-/+
well-being of York's	This development will be required to include openspace for
population	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.
	There are industrial areas surrounding the site, particularly on the

	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. On balance, this site could have both positive an negative impacts.
3: Improve education, skills development and training for an effective workforce	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
4. Constant	having positive access to educational facilities.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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 Clifton Moor.
	This is a former grainstores 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.
	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.
	On balance, this site is assessed as having a positive impact.
5: Help deliver equality and access to all	+ 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.
	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.
	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. 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.
	This is assessed as having a likely positive impact on the objective.
6: Reduce the need to travel and deliver a sustainable integrated transport network	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. The site is also within 400m of a neighbourhood and other facilities
	which should help to minimise trip generation from the site.
7: To minimica greenhouse	On balance, this should have an overall positive effect.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ 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.
	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.
	It is likely that impacts will depend upon implementation but has the opportunity to make a positive contribution through mitigation.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	+/I 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.
9: Use land resources efficiently and safeguard their quality	+ 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.
	Land contamination is known to be present at this site. Additional investigation and remediation work would therefore be required to

	ensure the land is safe to use for its proposed purpose.
	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.
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 negtaiv 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.
12: Improve air quality	I/- 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.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	+ 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.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	+ The site does not contain any historic assets or listed buildings and does not have significant views toward the city centre. 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

	The standard for the standard		
15. Canaamia	understand how the development will impact the city.		
15: Conserve or enhance York's natural and built landscape	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.		
	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.		
SUMMARY:	undertaken to understand now the development will impact the city.		
Key positives	 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	 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	The site could have air quality implications towards Clifton Green		
Willigation	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, as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility.

ST4: Land adjacent H	ull 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.	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.	
	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.	
	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.	
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 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.	
	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 Universitys boiler stacks. Furthermore, a noise survey would be required given the close proximity to the A64, A1079 and park and ride.	
	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.
	On balance, this site could have a neutral long-term impacts.
3: Improve education, skills development and training for an effective workforce	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.
	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.
	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.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
5: Help deliver equality and access to all	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.
	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 anad 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.
	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

	site to the park and ride was developed which would also have benefits for the existing residents in creating improving pedestrian connectivity.
	Overall, this site is assessed to likely have a significant positive long- term contribution for delivering equality and accessibility.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- 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 nonfrequent 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. 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. 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. On balance, this may have both positive and negative effects.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ 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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	? 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.
	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.
	The effects have been assessed as uncertain.

9: Use land resources	_
efficiently and safeguard	This site is greenfield and is currently within agricultural use. It is grade
their quality	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.
10: Improve water	1/-
efficiency and quality	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.
11: Reduce waste	-/I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	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 to include the reuse of materials where applicable.
12: Improve air quality	
	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.
	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. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of
	sustainable travel.
42.00	On balance, the effects of this site are likely to be determined upon implementation.
13: Minimise flood risk and	This dovelopment is not located within a high with flood -and. The seed
reduce the impact of	This development is not located within a high risk flood zone. The scale
flooding to people and	of the development should allow for the incorporation of mitigation
property in York	techniques for the management of surface water flooding such as

	sustainable drainage (SUDs). The impact on this objective should
14. Canaamia ar anhanaa	therefore be positive.
14: Conserve or enhance York's historic	The site does not contain any historic assets or listed buildings.
environment, cultural	The site does not contain any mistoric assets of listed buildings.
heritage, character and	The site forms part of Kimberlow Hill however, and has 360° views of
setting	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 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.
	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.
15: Conserve or enhance	1/-
York's natural and built landscape	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. 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. 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.
SUMMARY	
Key positives	 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;

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ST5: York Central	
Site size	60 hectares (gross)

Location	City Centre/City Centre Extension area. Holgate Ward
Allocated for	 Mixed use site incorporating: 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.	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.
	Overall the site is assessed to be significantly positive in the long-term.
2: Improve the health and well-being of York's population	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. 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. 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. 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. Overall the site is likely to have a positive impact in the medium to to
3: Improve education, skills development and training for an effective workforce	long-term in line with land remediation and implementation. I/+ 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.
	The site is in close proximity to sustainable transport routes, including

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. 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. 4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy 4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy 4: Create jobs and deliver growth of a sustainable with 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. 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. This site is assessed as having a significantly positive effect to achieving this objective. The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable 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. The scale of the development would need to ensure that loc		
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. 4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy ### 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. #### 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. #### This site is assessed as having a significantly positive effect to achieving this objective. #### 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. #### This 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. ##### This 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 pro		training facilities within the city. Further, skills and training may be able to offered onsite through construction and may be provided within the
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy ### 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. ### 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. ### This site is assessed as having a significantly positive effect to achieving this objective. ### 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. 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. 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. The mixed use of this site would allow for a range of jobs to be created and supported maximising the use of divers		that additional facilities will be delivered on site and it is reliant on school places being available. Overall this is assessed as being
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transport network 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. 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. 7: To minimise greenhouse 1/+ gases that cause climate Emissions are likely to increase during the construction phase of the change and deliver a development due to trip generation to the sites, such as HGVs and managed response to its construction vehicles. Post development there is also likely to be trips effects 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. 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 . 8: Conserve or enhance green infrastructure, bio-The site should have a positive impact on this objective given that currently it is a former railway site with limited Green Infrastructure diversity, geodiversity, flora and fauna for and biodiversity. The potential development and connecting openspace accessible high quality and /public realm could help improve biodiversity within the site and connected natural connectivity to existing green infrastructure. The site borders a environment 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. Overall, this is assessed as having a positive impact. 9: Use land resources efficiently and safeguard This is a brownfield site with a history connected to the railway their quality industry. Remedial work will be statutorily required prior to development to minimise contamination risks on the proposed use and

	consequently, the condition of this land will be better post development.
	This site has been assessed as having a positive impact of this objection.
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.
	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.
	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 remidation.
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	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.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	I/- 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

	high flood rick areas is considered so that no negative impacts from the
	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.
14: Conserve or enhance	?
York's historic environment, cultural heritage, character and setting	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.
	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.
	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.
	On balance, the effects of this site on this objective is uncertain due to it being dependent upon the design of the sie.
15: Conserve or enhance	1/+
York's natural and built landscape	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.
	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.
	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.
SUMMARY	
Key positives	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;
	11 0

	 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, level and
	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	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	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
	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;
•	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.

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.	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. 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.
	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.
2: Improve the health and	-/+
well-being of York's	This development will be required to include an element of openspace
population	for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site is adjacent to

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. However, the adjacent uses are industrial. Significant buffering to the site would be required 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. On balance this is likely to have positive and negative effects on this objective. 3: Improve education, skills development and It is important that the anticipated requirement arising from this site training for an effective for education is estimated in advance to allow sufficient services to be workforce 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. 4: Create jobs and deliver growth of a sustainable, Jobs would also be generated through the construction of the site in low carbon and inclusive the short to medium term. The development overall would support the economy 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. 5: Help deliver equality -/+ and access to all 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. 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.

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. On balance this site has been assessed as having both positive and negative impacts on this objective. 6: Reduce the need to +/travel and deliver a The site abuts the A1079, near to the junction with the A64 junction sustainable integrated and is opposite the Park and Ride. There are existing frequent and nontransport network 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. The site may exacerbate congestion in the area, particularly at peak times, given its location close to the ring-road and university junctions. This site has been assessed as having both positive and negative effects. 7: To minimise greenhouse gases that cause climate Emissions are likely to increase during the construction phase of the change and deliver a development due to trip generation to the sites, such as HGVs and managed response to its construction vehicles. Post development there is also likely to be trips effects 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. 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 apositive 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.

8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

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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.

	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.
	On balance, further information is required for this site to understand its implications and therefore it has been assessed as uncertain.
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. 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.
10: Improve water	1/-
efficiency and quality	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.
11: Reduce waste	-/I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	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.
	ansings and to minimise impacts on landini.
	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. 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.
	carriage ways. The site is likely to require all AQ assessificate.
	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 a negative impact on this objective although this may be offset through design.
13: Minimise flood risk and	+
reduce the impact of	This development is not located within a high risk flood zone. The scale
flooding to people and	of the development should allow for the incorporation of mitigation
property in York	techniques for the management of surface water flooding such as

	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 in 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 in 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.
CLINANAADV	Overall, the impact of this site on this objective is assessed as negative.
Key positives	 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	 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

	the facilities and the park and ride. This may incur significant investment costs for the improvements to the road, pedestrian and cycle network;
	 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	• 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	

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

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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.

Overall this is assessed as significantly positive for this objective over the long-term.

2: Improve the health and well-being of York's population

-/+

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.

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 du to proximity to the A64. Impacts from both of these environmental quality issues could be offset through design and appropriate buffering.

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.

On balance, this has been assessed as likely to be positive but depend upon implementation.

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

?

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

	secondary education provision.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the provision.
	On balance the scale of the impact are uncertain until the masterplan has been presented.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
	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.
	Overall the effects of this site are assessed as positive.
5: Help deliver equality and access to all	I/+ 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.
	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 exsting 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.
	In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.
	Overall, this is assessed as positive but depending upon implementation of the overall development.
6: Reduce the need to travel and deliver a sustainable integrated transport network	-/I 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 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.

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.

Overall this is assessed as negative but with the ability offset impacts through implementation.

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

1/+

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 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.

On balance this is assessed as depending upon implementation with the potential to have a positive effect in the long-term.

8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

+/-

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.

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.

Overall, the effects on this site have been assessed as as potentially

	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.
	site would have a signficant negative impact.
10: Improve water	1/-
efficiency and quality	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	-/I
generation and increase level of reuse and recycling	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	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.

Currently the impact of this will depend upon the site layout and type of development. The effects have therefore been assessed as uncertain. 14: Conserve or enhance York's historic There are no designated heritage assets within close proximity to the environment, cultural proposed site. heritage, character and setting 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. 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. Overall the effects are currently assessed as uncertain. 15: Conserve or enhance York's natural and built This would be a large greenfield development on the edge of the landscape 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. 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. 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. Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan. **SUMMARY Key positives** 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;
	 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	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	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

ST8: Land North of M	onks 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.	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.
2: Improve the health and well-being of York's population	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. 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. 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

	Overall this has been assessed as positive but depending upon
	implementation in the short-term.
3: Improve education, skills development and training for an effective workforce	I/+ 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. 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.
	Overall this has been assessed as positive but depending upon implementation in the short-term.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
	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.
	Overall this site is assessed as likely to have a positive effect on this objective.
5: Help deliver equality and access to all	++ This area is identified within the IMD 2010 as being an area which is more deprive 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.
	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.

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.

In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.

Overall this effects of this site are assessed as positive.

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

-/+

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.

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.

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.

Overall this site is likely to have a positive impact on this objective in the future, subject to implementation of suitable infrastructure.

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

1/+

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.

	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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	+/- 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.
	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.
	On balance, the effects from this site are likely to be positive in the long-term but also negative in relation to biodiversity issues.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. It is grade agricultural land indicating it is of high quality. This would be a significant loss of high grade agricultural soils within the inner road.
	On balance this is likely to have a significant negative impact.
10: Improve water efficiency and quality	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	1/-

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. 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). The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. On balance, this site is likely to have a negative impact which may be partially offset through implementation of mitigation measures. 13: Minimise flood risk and reduce the impact of The site is not located within a flood risk zone. Specific mitigation flooding to people and techniques for the management of surface water flooding such as property in York sustainable drainage (SUDs) should be included however. 14: Conserve or enhance York's historic There are no designated heritage assets within close proximity to the environment, cultural proposed site and nothing significant in terms of archaeological heritage, character and interest. setting 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. 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. 15: Conserve or enhance York's natural and built This would be a large greenfield development on the edge of the landscape 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.

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.

Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan.

SUMMARY

Key positives

- 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

- 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;

	 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 ringroad as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	 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
Allocated for	of the trajectory)
Objectives	ar the trajectory,
Objectives 1: To meet the diverse	++
housing needs of the population in a sustainable way.	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 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.
2: Improve the health and well-being of York's population	-/+ 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.
	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.
	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.
	This development has the opportunity to support healthy lifestyles which is a positive effect but will depend upon masterplanning and implementation.
3: Improve education, skills development and training for an effective workforce	+/I 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.

	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.
	On balance, the effects of this development have the potential to be positive although this would be dependent upon capacity of primary schools.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
	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.
	Overall, this developemtn is likely to have a positive impact in the short-medium term, particularly during the construction phase
5: Help deliver equality and access to all	I/+ 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. 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.
	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.
6: Reduce the need to travel and deliver a sustainable integrated transport network	-/+ 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.

Connections for pedestrian and cycle routes would be required to integrate the site into the existing network. Currently there is a nonfrequent 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. 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. Overall, this development is assessed to have likely negative and positive impacts on this objective. 7: To minimise greenhouse -/+ gases that cause climate The size of the site should enable a variety of climate change mitigation change and deliver a measures to be incorporated through design, layout and the managed response to its incorporation of renewable energy technologies to avoid negative effects 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. 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. On balance, this option has been assessed as having positive and negative impacts for climate change. 8: Conserve or enhance +/I green infrastructure, bio-Currently the site has no nature conservation designations but does diversity, geodiversity, have existing hedgerows which may have biodiversity value. flora and fauna for Assessment of these and incorporation into their incorporation into the accessible high quality and design would be advantageous for this objective. There is an connected natural opportunity for this site to interconnect with existing green environment 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. 9: Use land resources efficiently and safeguard 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 their quality

this location.

	Overall, this is assessed to have a significant negative impact on this objective.
10: Improve water	1/-
efficiency and quality	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	-/I
generation and increase level of reuse and recycling	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	1/-
, ,	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	The site is not located within a flood risk zone. Specific mitigation
flooding to people and	techniques for the management of surface water flooding such as
property in York	sustainable drainage (SUDs) should be included however. This has
44.6	therefore been assessed as likely to have positive effects.
14: Conserve or enhance York's historic	There are no designated begitness assets within class provimity to the
	There are no designated heritage assets within close proximity to the
environment, cultural heritage, character and	proposed site.
setting	There is evidence of small enclosures within this site, which are unusual in York and would need further exploration for a more detailed

understanding.

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.

The impacts of this development are assessed as uncertain to take account of any impacts on identified historic environmental features through further assessment.

15: Conserve or enhance York's natural and built landscape

1/.

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.

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.

Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan.

SUMMARY

Key positives

- 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.

Key challenges

- This is a greenfield site.
- The site would mean a significant loss to high grade agricultural land;

	 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	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	· · · · · · · //
Objectives 1: To meet the diverse	++
housing needs of the population in a sustainable way.	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 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.
2: Improve the health and well-being of York's population	-/+ 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. There are unlikely to be any air quality impacts arising affecting peoples health from this development. However, the possible noise and vibrations from proximity of the railway line would need to be assessed further. 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. 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.
3: Improve education, skills development and training for an effective workforce	+/I 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. 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 Bogg which would be positive in developing skills and knowledge connected to the natural environment.

+
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.
The main local employment opportunities would not be available within close proximity to site apart from at York College forfurther education. Commuting to other employment destinations would need to occur, which may be convenient due to the close proximity of the ringroad/A64 as well as Tadcaster Road with its frequent bus route straight to the city centre.
Overall, this site has bee assessed as likely to have a positive impact on thi objective.
1/+
The IMD (2010) shows that the area o the south-west of the development is deprived I relation to barriers to housing and services. The development of this site may alleviate some of this deprivation through provision of dwellings and services.
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.
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 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.
In order to secure equality of access, sustainable transport infrastructure would be required to enable connectivity with popular destinations.
Overall, it is considered that this development has the potential to impact positively on this objective although it may depend upon implementation.
-/+
In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be
required to enable connectivity with surrounding neighbourhoods, the city centre and other popular destinations. The site has an existing

access off a minor road (Moor Lane) to enable initial access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. 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 .

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.

The location of the development in not in close proximity to major employment destinations and therefore may become a commuter hub for other locations. The site 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.

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 know 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 identifies effects.

On balance, positive and negative impacts have been identified against this objective.

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

-/+

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.

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.

On balance this development would have positive and negative impacts on this objective.

8: Conserve or enhance

- -

green infrastructure, bio-
diversity, geodiversity,
flora and fauna for
accessible high quality and
connected natural
environment

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.

Further work in 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.

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 deisgn.

On balance, due to the importance and impact of potential development on the SSSI, the impacts are assessed as signficinally negative.

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. 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.

On balance, this development is likely to have significant adverse impacts in the long-term.

10: Improve water efficiency and quality

- -

The quality of the water resource is paramount to feed into Askham Bogg. Should this be effected, there could be significant implications for the SSSI.

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 significantly negative impact on this objective.
11: Reduce waste	-/I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation and use of materials. The site would need to be
level of rease and recycling	
	incorporated into the citywide recycling schemes to manage the waste
	arisings and to minimise impacts on landfill.
	Wasta arising from the remodiation and construction of the site should
	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	+/-
,	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.
	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.
	The site should mitigate using the citywide low emissions policy with
	the incorporation of low emissions technologies and promotion of
	,
	sustainable travel.
	Overall this development should not have any significant impacts on
	this objectives.
13: Minimise flood risk and	-
reduce the impact of	The site is not located within a flood risk zone although it border flood
flooding to people and	zone 3 and flood zone 2 to the south. Any development of this site
	, ,
property in York	would need to ensure mitigation sufficient to not negatively impact or
	exacerbate flooding within this area to people or property.
	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.
	Overall, the development is assessed to have negative impacts on this
	objective.
14: Conserve or enhance	?
York's historic	The site may be of archaeological interest and would require an
	, , ,

environment, cultural heritage, character and setting

archaeological assessment prior to development to better understand any deposits in this area.

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.

Currently the effects of development are uncertain based upon the sites inclusion for a listed building and archaeological interest.

15: Conserve or enhance York's natural and built landscape

1/-

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.

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.

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.

Currently the assessment of the site is potentially negative but also recognises that this will be dependend upon the masterplanning and design.

SUMMARY

Key positives

- 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;

	The allocated development parcel is located in a low flood risk area;
Koy challenges	There are no air quality issues at present. This is a greenfield site.
Key challenges	This is a greenfield site. The site of the second site of the second sec
	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	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
	errects 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.
efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.

6 hectares ension to the Urban Area. Huntington Ward B dwellings to be developed over the lifetime of the plan (years 1-15 the trajectory) e land south of New Lane is forecast to provide 348 dwellings over
dwellings to be developed over the lifetime of the plan (years 1-15 the trajectory)
he trajectory)
e land south of New Lane is forecast to provide 348 dwellings over
e land south of New Lane is forecast to provide 348 dwellings over
plan period. This is a significant development within the city that the potential to provide a new mixed and sustainable community in urban area, known to have an identified need within the North kshire and York SHMA. In meeting this, it will important that the ure split and housing mix reflects need within the city to enable the ation of a balanced and mixed neighbourhood. Furthermore the nmunity would need to integrate into the surrounding communities. erall, this is assessed as having a significantly positive outcome for sobjective.
s development will be required to include a significant element of enspace for recreational purposes which should have a positive nefit on the health and well-being of residents. Furthermore, the le of the sites and the resultant population would require additional vices and facilities to ensure local provision of healthcare. New althcare facilities are also being provided to the north/east of the site in a community healthcare facility as part of the new stadium velopment to the south of the site. The community stadium will also be access to leisure and recreational opportunities to support the alth and well-being of residents. In order to maximise this, anectivity between this residential development and the new illities would need to be included. The location of the site adjacent to the new community stadium and all facilities could also impact on air quality and noise to a velopment in this location. However, the effects of this are uncertain they have yet to be constructed.

	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. On balance, there are likely to be positive effects on health from this
	development.
3: Improve education, skills development and training for an effective workforce	+/? 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.
	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.
	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.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
	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.
	Whilst this development would not directly deliver employment opportunities, it will still have an indirect positive benefit on dupporting the wider economy through locating residential development within lcose proximity to employment opportunities.
5: Help deliver equality and access to all	+ The Huntington area is shown by the IMD (2010) to have comparatively

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.

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.

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.

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.

This is likey to have positive effects subject to implementation.

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

-/+

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.

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.

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.

On balance, there are both negative and positive impacts against the objective.

7: To minimise greenhouse gases that cause climate

1/+

The size of the site should enable a variety of climate change mitigation

change and deliver a managed response to its effects	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 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.
	Overall, this development could have a positive effects on this objective subject to implementation.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	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. 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.
	On balance, the effects from this site are likely to be positive in the long-term but also negative in relation to biodiversity issues.
9: Use land resources efficiently and safeguard their quality	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. Overall however, this is likely to have a 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. 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	-/I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	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	-
	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.
	There may also be cumulative impacts that need addressing in terms of traffic and Air Quality impact particularly incombination with the permitted community stadium / retail development.
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
	Overall the effects on this objective are assessed as negative.
13: Minimise flood risk and	+
reduce the impact of	The site is not located within a flood risk zone. However, this is
flooding to people and property in York	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.
	Overall, this is likely to have positive effects.
14: Conserve or enhance	1/-
York's historic	The area is of archaeological interest. A Roman Camp Scheduled
environment, cultural	Ancient Monument is located on the site (Huntington South Moor). In
heritage, character and setting	addition, an archaeological assessment is under preparation for the new stadium development adjacent to this site, which could be expanded to incorporate this site.
	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.
	The impacts of this development will depend upon its design and layout although it does have the potential to have negative effects.
15: Conserve or enhance York's natural and built landscape	-/I 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.
	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.
	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.
SUMMARY	
Key positives	 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	 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

	 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; 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 ringroad as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	 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

the plan period. This is a significant development for the Copmanthorpe that has the potential to provide a new sustainable community. This development may satisfy so demand identified in village locations within the North' In meeting this, it will important that the tenure split an reflects need within the city to enable the creation of a mixed neighbourhood. Furthermore the community wo integrate into the existing residential communities. Ove anticipated that this will have a significantly positive impolyective. 2: Improve the health and well-being of York's population ### Page 14	Allocated for	354 dwellings to be developed in the short-medium term (years 1-10 of
1: To meet the diverse housing needs of the population in a sustainable way. 1: To meet the diverse housing needs of the population in a sustainable way. 1: The land at Manor Heath Road is forecast to provide 34 the plan period. This is a significant development for the Copmanthorpe that has the potential to provide a new sustainable community. This development may satisfy so demand identified in village locations within the North In meeting this, it will important that the tenure split an reflects need within the city to enable the creation of a mixed neighbourhood. Furthermore the community wo integrate into the existing residential communities. Ove anticipated that this will have a significantly positive impobjective. 1: Improve the health and well-being of York's population would require the thing of York's population would require to include a significant openspace for recreational purposes which should have benefit on the health and well-being of residents. Furth scale of the site and the resultant population would require services and facilities to ensure local provision of health Copmanthorpe does have a small village centre with a refacilities but an opportunity would arise through this deprovide more commensurate to the increase in population of the site adjacent to the A64 may have at and would require further noise assessment. Similarly, currently no adverse impacts regarding air quality, there concerns for new exposure risks depending on the prox development to the A64. 1 It is likely that there will be impacts on neighbouring resident of the Construction vehicles for is likely to be commensurate with the proximity/location development on site. However, the impacts of this are a likely to depend on the implementation phasing and commendation of the construction vehicles for its likely to depend on the implementation phasing and commendation of the construction vehicles for its likely to depend on the implementation phasing and commendation of the construction vehicles for its likely to depend o		tne trajectory)
The land at Manor Heath Road is forecast to provide 34 the plan period. This is a significant development for the Copmanthorpe that has the potential to provide a new sustainable community. This development may satisfy s demand identified in village locations within the North In meeting this, it will important that the tenure split an reflects need within the city to enable the creation of a mixed neighbourhood. Furthermore the community wo integrate into the existing residential communities. Ove anticipated that this will have a significantly positive impobjective. 2: Improve the health and well-being of York's population 2: Improve the health and well-being of York's population 4/- This development will be required to include a significant openspace for recreational purposes which should have benefit on the health and well-being of residents. Furth scale of the site and the resultant population would require services and facilities to ensure local provision of health Copmanthorpe does have a small village centre with a refacilities but an opportunity would arise through this deprovide more commensurate to the increase in populate. The location of the site adjacent to the A64 may have an and would require further noise assessment. Similarly, currently no adverse impacts regarding air quality, there concerns for new exposure risks depending on the prox development to the A64. It is likely that there will be impacts on neighbouring restort the duration of the construction period from increase noise connected with HGVs and construction vehicles for is likely to be commensurate with the proximity/location development on site. However, the impacts of this are table to development on site. However, the impacts of this are table to development on site. However, the impacts of this are table to development on the implementation phasing and comethods. On balance, the effects of this development are current +/? It is important that the anticipated requirement arising for education is estimated in advance to allo		
This development will be required to include a significate openspace for recreational purposes which should have benefit on the health and well-being of residents. Furth scale of the site and the resultant population would require services and facilities to ensure local provision of health Copmanthorpe does have a small village centre with a refacilities but an opportunity would arise through this deprovide more commensurate to the increase in populate. The location of the site adjacent to the A64 may have an and would require further noise assessment. Similarly, of currently no adverse impacts regarding air quality, therefore concerns for new exposure risks depending on the proxide velopment to the A64. It is likely that there will be impacts on neighbouring restor the duration of the construction period from increase noise connected with HGVs and construction vehicles for is likely to be commensurate with the proximity/location development on site. However, the impacts of this are used likely to depend on the implementation phasing and commethods. On balance, the effects of this development are current likely to development and training for an effective workforce This development will be required to include a significant scale of the site and the residents. Further is currently primary provision within approximately 400m. However	housing needs of the population in a sustainable way.	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.
3: Improve education, skills development and training for an effective workforce	well-being of York's	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. 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. 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.
accommodate new pupils. The village does not have a s school and therefore this would need to be connected we transport routes.	skills development and training for an effective	+/? 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

	relatively close proximity allowing good opportunities for additional skills development.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ 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.
	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.
	On balance, the effects are likely to be positive overall for this objective.
5: Help deliver equality and access to all	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. 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 middele 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.
	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.
6: Reduce the need to travel and deliver a sustainable integrated transport network	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 would need to be introduced.
	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
	On balance, it has been assessed that there are negative effects on this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/- 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.
	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
	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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	+ 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.
9: Use land resources efficiently and safeguard their quality	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.
	On balance, there is likely to be a significant negative effect 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	-/I
generation and increase level of reuse and recycling	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	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. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. The effects on this objective are currently assessed to be positive and
	negative.
13: Minimise flood risk and reduce the impact of flooding to people and property in York 14: Conserve or enhance	+ 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.
York's historic environment, cultural heritage, character and setting	The site has a roman road running through it currently and this would need to preserved. The impact on this objective is therefore currently uncertain.
	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.
15: Conserve or enhance	I/-

York's natural and built landscape

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.

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 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.

SUMMARY

Key positives

- 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 y anon 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

- This is a greenfield site;
- The site has a roman road running through it currently and this would need to 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

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	 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 ringroad as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.
Mitigation	 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	The land at Moor Lane is forecast to provide 115 dwellings over the
population in a sustainable	plan period. This is a significant development for the village of
way.	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

	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.
2: Improve the health and	1
well-being of York's	This development will be required to include a significant element of
population	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. 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.
3: Improve education,	1/+
skills development and	It is important that the anticipated requirement arising from this site
training for an effective	for education is estimated in advance to allow sufficient services to be
workforce	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.
	Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development.
	The scale of the site may also allow for training opportunities during its
	construction depending on the requirements of the developers.
4: Create jobs and deliver	+
growth of a sustainable,	Jobs would be generated through the construction of the site in the
low carbon and inclusive	short to medium term. Whilst this strategic site would not be providing
economy	employment opporutunities, the development overall would
	significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	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.
	On balance, the effects are likely to be positive overall for this
	on balance, the effects are likely to be positive overall for this

	objective.
5: Help deliver equality	I/+
and access to all	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. 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.
	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.
6: Reduce the need to	The site is boundaried by existing and disfusions to the site is boundaried by
travel and deliver a sustainable integrated transport network	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.
	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.
	On balance, it has been assessed that there are negative effects on this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	-/I 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.
	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. 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.
	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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	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.
9: Use land resources efficiently and safeguard their quality	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.
	On balance, there is likely to be a negative effect on this objective.
10: Improve water efficiency and quality	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 inclusing the reuse of materials where applicable.
12: Improve air quality	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

	an overall negative impact on emissions in this location although this is subject to implementation.
	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	+ 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.
14: Conserve or enhance York's historic environment, cultural heritage, character and	I There are no designated heritage assets defined on this site or within close proximity.
setting	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.
	The overll impact on this objective would depend upon the implementation and masterplanning.
15: Conserve or enhance York's natural and built landscape	+/- 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.
	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 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.
	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

	respectively.
Key positives	 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	 are identified at this stage. 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 ringroad as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.
Mitigation	 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.

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.	++ 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 important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.			
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 the size of population and a local centre providing local provision for health. There are 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. 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.			

	At this stage, the impacts will depend upon its implementation of
2. Improve education	overall masterplan and phasing/construction methods.
3: Improve education, skills development and training for an effective workforce	I/+ 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.
	The impacts would be dependent upon implementation/ presentation of a masterplan.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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.
5: Help deliver equality	+
and access to all	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. 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. 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. 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.
C. Doduce the read to	On balance, this is assessed as having an overall positive outcome.
6: Reduce the need to	+/-

travel and deliver a sustainable integrated transport network

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.

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.

There are both positive and negative effects identified against this objective.

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

+/-

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.

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.

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.

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.

8: Conserve or enhance

+/-

This is a large greenfield development site. Currently the site has no nature conservation, geodiversity, geodiversity with the site of increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gradens 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. 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. 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. 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. On balance, there is the potential for positive and negative effects. This site is greenfield and is agricultural land. It is grade 3 land which signifies it is high grade agricultural land. It is grade 3 land which signifies it is high grade 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. There is p		
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level of reuse and recycling generation and use of materials. The site would need to be		-/1
,	_	
arisings and to minimise impacts on landfill.	level of reuse and recycling	incorporated into the citywide recycling schemes to manage the waste

	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	? 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.
	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. 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	+ 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.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	? 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.
	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.

	On balance, it is difficult to assess the current effects on this objective		
	and therefore the impact at the stage is uncertain.		
15: Conserve or enhance	-/I		
York's natural and built	The site is bordered by areas important to the landscape and setting of		
landscape	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		
	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.		
SUMMARY			
Key positives	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; Coals of the cite of sull analysis are all made as a second sull and the cite of all made as a second sull analysis.		
	Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, levent and		
	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	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.		
	adversely affected by development close to its existing settlement boundary;		
	 The area is of significant archaeological interest and would require 		
	an extensive archaeological assessment;		
	2 22		

	 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	 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			
	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	The New settlement 'Whinthorpe' is forecast to provide 5580 dwellings			
population in a sustainable way.	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	This development will be required to include openspace for			
population	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 incombination 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	There is currently no provision for primary of secondary within close			
training for an effective workforce	proximity of this site. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow			
WORKIOTCC	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	+			

growth of a sustainable, low carbon and inclusive economy

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.

Overall, this is likely to have positive benefits for the economy.

5: Help deliver equality and access to all

+/1

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.

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.

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.

Overall this may have a positive effect in the long-term but currently the impacts will also depend upon implementation.

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

- /+

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.

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.

	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	-/+ 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.		
	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.		
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	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.		
	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.		
O Hardania	On balance, this is assessed as likely to have a negative effect.		
9: Use land resources efficiently and safeguard their quality	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.		
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	-/I
generation and increase level of reuse and recycling	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	? 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.
	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. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
	On balance, the air quality effects have been assessed as uncertain.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	? This settlement incorporates an element of flood zone 3a, a high risk flood zoneThe 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.
44.6	Overall, the impact of this will depend upon the site layout and type of development. The effects have therefore been assessed as uncertain.
14: Conserve or enhance York's historic environment, cultural	? There are no designated heritage assets in this location.
heritage, character and	The creation of a new stand alone settlement reinforces the settlement

setting

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.

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.

On balance, it is difficult to determine the overall effect of this development and therefore the score has been assessed as uncertain.

15: Conserve or enhance York's natural and built landscape

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.

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.

The new settlement's connectivity with the existing urban and rural landscape will be exceptionally important and 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.

On balance, the anticipated effects on this objective are currently assessed as negative.

SUMMARY

Key positives

- 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;

	•	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	•	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 SINC sites. 'Heslington Tilmire' is
		a designated SSSI and is also a designated SINC 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	•	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
	1	. 5

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.	The site will 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 population	+/- 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. 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. 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. There are likely effects on neighbouring residential areas for the

	duration of the construction period relating to noise, air quality and vibrations. The EIA states that any impact is likely to be commensurate with the proximity/location of the development on site. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.
	Overall there are identified positive and negative effects on this objective.
3: Improve education, skills development and training for an effective workforce	+ . 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
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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.
	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.
	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.
	On balance, this site is assessed as having a positive impact.
5: Help deliver equality and access to all	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 unitsand assisted living accommodation. The will allow the site to accommodate a variety of households types ensuring access and equality for all.
	Currently the site has uneven access to local facilities. However, the

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.

Overall, this site would have a positive effect on this objective.

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

+

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.

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.

The site has existing access to 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.

Overall this sites is assessed to have positive effects on this objective.

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

+

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:

- · 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."

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.

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.

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.

On balance, this is likely to have a positive impact.

8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

-/+

Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors.

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.

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.

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.

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.

Direct effects from development my 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 a sensitive lightin 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 it to integrate a

	1
	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.
	On balance, this have been assessed to have a likely positive effect in the long-term.
9: Use land resources	+
efficiently and safeguard their quality	This site is brownfield site.
	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.
	On balance, this is assessed as a positive effect on this objective.
10: Improve water	1/-
efficiency and quality	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	-/I
generation and increase level of reuse and recycling	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. 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.
	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.
12: Improve air quality	Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are.
	The EIA for the proposed scheme state: During the construction phase, the application of standard dust control measures are capable of providing the required level of mitigation of potential

	particulate matter impacts near the site. The phasing of the works will also mean that receptors will only be impacted upon when the particular phase near to them is being worked. 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 PM2.5 concentrations can be classed as long-term, adverse and of negligible significance. 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.
	Due to the EIA of the proposed scheme this have been assessed as having negative impacts.
13: Minimise flood risk and reduce the impact of flooding to people and	+ The site is flood risk zone 1, which poses no immediate flood risk.
property in York	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.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	-/+ The site lies partly within the 'Racecourse and Terry's Factory' Conservation Area and includes five Grade II Listed Buildings: • 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
	 The EIA for the development states that: 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.

- 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.

The impacts of this development are currently assessed as having positive and negative impacts.

15: Conserve or enhance York's natural and built landscape

-/+

The site lies partly within the 'Racecourse and Terry's Factory' Conservation Area and includes five Grade II Listed Buildings:

- 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

The EIA for the development states that:

- 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	 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 Mitigation	 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. Relevant should the permission lapse:

 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.

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	community facilities. There is potential therefore for this designation to
population	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.
	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.
	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.
	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.
	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.
	Overall there are identified positive and negative effects on this objective.
3: Improve education, skills development and training for an effective workforce	? 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.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	O 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.
5: Help deliver equality and access to all	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.

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.

Overall, this site would have a positive effect on this objective.

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

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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.

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.

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.

Overall this sites is assessed to have positive effects on this objective.

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

1/+

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.

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.

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.

	On balance this is likely to have a long-term positive impact subject to implementation.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	I/+ 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.
	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.
9: Use land resources efficiently and safeguard their quality	+ This site is brownfield site.
their quality	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.
	On balance, this is assessed as a positive effect on this objective.
10: Improve water efficiency and quality	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 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.
	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	O 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

	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.
	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.
	Currently it is assumed that there will be no significant effects on air quality.
13: Minimise flood risk and reduce the impact of	+ The site is flood risk zone 1, which poses no immediate flood risk.
flooding to people and property in York	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.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	? 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.
	The special qualities of the Haxby Road side of the site are recognised in a conservation area – "Nestle/Rowntree Factory Conservation Area"-spanning across the main road to include social and cultural buildings of the earlier factory complex. This part of the site is visually accessible from the public highway and the existing planning permission's intention to open the site out to the general public to provide a new district hub, reinforcing existing facilities such as the theatre, hospital and swimming baths on the east side of the road with a mix of uses on the west side (including convenience retail and café) around a public park.
	The 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.
	The detailed planning permission for this site has not yet been granted. The effects of this are therefore assessed as uncertain.
15: Conserve or enhance York's natural and built landscape	? 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

	upon the overall masterplan of the site. The effects currently are therefore uncertain.
SUMMARY	
Key positives	 The re-designation of this parcel will help to contribute towards housing provision, including affordable housing need, incombination 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.
Key challenges	 This is a brownfield site. 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	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.
•	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

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	0
housing needs of the	There is no significant effect on this objective.
population in a sustainable	
way.	
2: Improve the health and well-being of York's population	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

as far as possible and waste management.

	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	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.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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.
	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.
	Overall, it is likely that this site will have a significantly positive impact on this objective.
5: Help deliver equality and access to all	+ 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.
	There are residential areas within close vicinity and the proposed residential allocation to the north would also man it is accessible to the workforce.
	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.
	Overall, it is assessed that there will be a positive effect on this objective.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+ 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
travel and deliver a sustainable integrated	Overall, it is assessed that there will be a positive effect on this objective. + 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

	stops within or adjacent to the site on the adopted roads would need to be implemented.
	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.
	Overall, it is assessed that there will be a positive effect on this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	-/+ 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.
	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.
	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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	I/+ 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.
9: Use land resources efficiently and safeguard their quality	- The majority of this site is greenfield with the section to the south being brownfield.
	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.
	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.

	On balance, this is assessed as having a likely negative effect on this objective.
10: Improve water	1/-
efficiency and quality	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	-/I
generation and increase level of reuse and recycling	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 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).
	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.
13: Minimise flood risk and	+
reduce the impact of flooding to people and	The site is flood risk zone 1, which poses no immediate flood risk.
property in York	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.
14: Conserve or enhance	?
York's historic	There are no designated heritage assets within close proximity to the
environment, cultural	proposed site and nothing significant in terms of archaeological
heritage, character and	interest. There are view from the north of this site towards the Minster
setting	and these need to be maintained in order to not adversely impact on the setting of York.
	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.
	The impacts have been assessed as uncertain.
15: Conserve or enhance York's natural and built landscape	? 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.
	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.
	The effects of this development on the objective are currently uncertain and would depend upon the masterplan of the site.
SUMMARY	
Key challenges	 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. Former uses to the south of the allocation could contain
Key challenges	 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

	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;
	 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	• 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.
	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	0
housing needs of the	There is no significant effect on this objective.
population in a sustainable	
way.	
2: Improve the health and	0
well-being of York's population	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	This site has been allocated for a mix of employment uses. There is the
training for an effective	opportunity for this site to offer training within the development,
workforce	depending on the occupier, and through the construction phase. This
	could therefore have a positive impact on the objective.
4: Create jobs and deliver	++
growth of a sustainable,	This site directly contributes to the employment land supply for the
low carbon and inclusive	city. Evidence shows that the city needs to accommodate growth in a
economy	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.
	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.
	Overall, this site should make a significantly positive impact on the
	economy.
5: Help deliver equality	
and access to all	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.
6: Reduce the need to	-/+
travel and deliver a	Whilst this site does not provide an integrated transport mode, it will
sustainable integrated	impact on the surrounding transport network. The site has good access
transport network	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.
	would be required should this be proven the case.
	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.
	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.
	There are both positive and possitive benefits for this sites and
	There are both positive and negative benefits for this sites and

	therefore the impacts towards this objective could be positive or
7: To miniming grouphouse	negative depending upon implementation.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	-/+ 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.
	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.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	O 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.
	On balance however, this is not anticipated to have significant effects on this objective.
9: Use land resources efficiently and safeguard their quality	 The sites in this allocation are greenfield.
	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.
	The effect is assessed as likely to be negative.
10: Improve water	1/-
efficiency and quality	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.
11: Reduce waste	-/I
generation and increase level of reuse and recycling	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.
	Waste arising from the 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. **J** 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 AS9 connecting junction and along Poppleton Road. 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. On balance there are likely to be positive and negative effects. † The site is 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. 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 and nothing significant in terms of archaeological interest. 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. The site is assessed as having no significant effects on this objective. 15: Conserve or enhance York's natural and built landscape 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		
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. 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. On balance there are likely to be positive and negative effects. The site is flood risk zone 1, which poses no immediate flood risk. 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. Or here are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest. 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 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. 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 undertaken to understand how the		opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials.
emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. On balance there are likely to be positive and negative effects. 13: Minimise flood risk and reduce the impact of flooding to people and property in York 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. O There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest. 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. The site is assessed as having no significant effects on this objective. 15: Conserve or enhance York's natural and built landscape 15: Conserve or enhance York's natural and built landscape 16: Conserve or enhance York's natural and built landscape. 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. 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.	12: Improve air quality	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
# The site is flood risk and reduce the impact of flooding to people and property in York # The site is 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. ## 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. ## The site is assessed as having no significant effects on this objective. ## The site is assessed as having no significant effects on this objective. ## The site is assessed as having no significant effects on this objective. ## The site is assessed as having no significant effects on this objective. ## The site is assessed as having no significant effects on this objective. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed within close proximity to the proposed site and nothing significant in terms of archaeological interest. ## The site is site is flood risk zone, the site should ensure that it considers that the development will impact the city. ## The site is assessed as having no significant in terms of archaeological interest. ## The site is assessed within close proximity to the proposed within the Heritage Topic Paper. It would be recommended th		emissions policy with the incorporation of low emissions technologies
13: Minimise flood risk and reduce the impact of flooding to people and property in York 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. 14: Conserve or enhance York's historic environment, cultural heritage, character and setting 15: Conserve or enhance York's natural and built landscape 16: Conserve or enhance York's natural and built landscape 17: Conserve or enhance York's natural and built landscape 18: Conserve or enhance York's natural and built landscape 19: Conserve or enhance York's natural landscape 19: Conserve or enhance York's n		On balance there are likely to be positive and negative effects.
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. O There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest. 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. The site is assessed as having no significant effects on this objective. 15: Conserve or enhance York's natural and built landscape 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. 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.	reduce the impact of	+
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15: Conserve or enhance York's natural and built landscape 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. 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.	Jetting .	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
York's natural and built landscape 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. 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 is assessed as having no significant effects on this objective .
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.	York's natural and built	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
Currently the effects have been assessed as negative.		within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is
		Currently the effects have been assessed as negative.

Key positives 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** 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 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 ensuing 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.	O There is no significant effect on this objective.
2: Improve the health and well-being of York's population	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	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

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

+

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.

There are existing pedestrian routes in use as well as cycle routes to this location.

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.

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.

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

+/-

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.

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.

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.

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.

8: Conserve or enhance green infrastructure, biodiversity, geodiversity,

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Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. There is an

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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	This is a brownfield site and should incorporate the re-use as well as re-
their quality	development of existing buildings.
10: Improve water	-/I
efficiency and quality	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 has having a likely negative impact on this objective offset through the implementation of mitigaiton.
11: Reduce waste	-/I
generation and increase	An retail use will have an inevitable negative impact on waste
level of reuse and recycling	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.
12: Improve air quality	The impact on this objective has therefore been assessed as negative.
12. Improve all 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

	the city centre.
	the city centre.
	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.
	On balance, there are both negative and positive effects against this objective.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	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.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	? 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.
15: Conserve or enhance York's natural and built landscape	? 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.
Key positives	 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	 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;

	 The site is located adjacent to the City Centre AQMA. An air quality assessment will be required sue 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	 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	0
housing needs of the	There is no significant effect on this objective.
population in a sustainable	
way.	
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,	0
skills development and	There are no significant impacts on this objective.
training for an effective	
workforce	

4: Create jobs and deliver	+
growth of a sustainable, low carbon and inclusive economy	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. 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.
	Overall the effect of this development is likely to have positive effects for this objectives.
5: Help deliver equality and access to all	-/I 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.
	This have therefore been assessed as having a negative impact.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- There are currently significant barriers to pedestrian access to the site due to the ring-road barrier and proximity to residential locations.
	Cycle access would also need to be improved and encouraged as part of the development.
	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.
	On balance, this is likely to have positive and negative effects.
7: To minimise greenhouse gases that cause climate	+/- The development should incorporate climate change mitigation

change and deliver a managed response to its effects	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.
	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.
8: Conserve or enhance	0
green infrastructure, bio-	Currently the site contains no nature conservation designations and
diversity, geodiversity,	does not connect to any green infrastructure corridors. The site is
flora and fauna for	adjacent to a community orchard and there is an opportunity for this
accessible high quality and	site to integrate a scheme to increase biodiversity and connectivity to
connected natural	the wider natural environment. Overall however, it is considered that
environment 9: Use land resources	there is no significant effect on this objective.
efficiently and safeguard	The is a brownfield location and should incorporate the re-use as well
their quality	as re-development the existing site.
10: Improve water	?
efficiency and quality	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.
	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.
	opportunity to make a positive continuation
	The sites effects have been assessed as uncertain.
11: Reduce waste	?
generation and increase level of reuse and recycling	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.
	Waste arising from the remediation and construction of the site should
	Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
	, , , , , , , , , , , , , , , , , , , ,
	This has been evaluated as having an overall uncertain effect currently.
12: Improve air quality	-
	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

	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.
	The site is therefore assessed as potentially having negative effects.
13: Minimise flood risk and	+ This site is within flood zone 1 and is at no immediate risk of flooding.
reduce the impact of	However, mitigation should also be given towards surface water
flooding to people and	management through SUDs for example, to minimise impacts on the
property in York	wider area. There are no significant impacts on the objective.
14: Conserve or enhance	0
York's historic	There should be no significant effects on heritage assets in York.
environment, cultural	However, the designation of leisure in this location would not want to
heritage, character and	have an adverse impact on existing centres with leisure facilities
setting	impacting on cultural heritage. This would be dependent upon the type
	of leisure facility locating here. Currently, this has been assessed as
15: Conserve or enhance	having no significant effects. O
York's natural and built	The impact of any development is dependent on the type of leisure
landscape	facility installed. However, the effects of this are likely to be mitigated
landscape	through design, particularly given the location adjacent to the existing
	designer outlet. This has been assessed as having no significant effects.
Key positives	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	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 o the park and ride should not
	impact on the adjacent community orchard;
Mitigation	Should the development require the re-location of the park and ride it would be recommended that a bus step is retained as close.
	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

	 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
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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	Thesite is currently got planning permission for 700 dwellings. This is a
population in a sustainable	significant development within the city that had the potential to
way.	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.
	Overall this is assessed as significantly positive for this objective over
	the long-term.
2: Improve the health and	1/+
well-being of York's	This development will be required to include a significant element of
population	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.
	The site was vivous as traffic along the A10 which has a designated
	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.
	commensurate with the proximity/location of the development on site.

	<u> </u>
	 The Air Quality study accompanying the current permission concludes that: 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. On balance, this has been assessed as likely to be positive but depend upon implementation.
3: Improve education,	?
skills development and training for an effective workforce	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.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the provision.
	On balance there is likely to be a positive impact on this objective, subject to capacity at the primary and secondary schools.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	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. 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 he A19 and walking/cycling proximity to the university.
	Overall the effects of this site are assessed as positive.
5: Help deliver equality and access to all	I/+ 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.
	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 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 reuired need and should this be identified and not delivered, it may put pressure on existing facilities.

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.

Overall, this is assessed as positive but depending upon implementation of the overall development.

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

-/+

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.

Given the 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:

- 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 form 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.

Overall this is assessed is assessed as having both negative and positive effects.

7: To minimise greenhouse

-/+

gases that cause climate
change and deliver a
managed response to its
effects

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 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 make s a commitment to developing in line with sustainability standards such as Code for Sustainable Homes, which is positive for this meeting this objective.

On balance this is assessed as depending upon implementation with the potential to have a positive effect in the long-term.

8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

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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.

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 lead 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.

Surveys carried out as part of the permission conclude that there is no evidence of nationally important fauna.

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."

Overall, the effects on this site have been assessed as depending on implementation.

9: Use land resources efficiently and safeguard

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This site is greenfield and is currently within agricultural use. It is grade

their quality	3 agricultural land indicating it is of high quality. This would be a
their quality	significant loss of high grade agricultural soils within the inner road. This site would have a significant negative impact.
10: Improve water	1/-
efficiency and quality	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	-/I
generation and increase level of reuse and recycling	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	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.
	 The Air Quality study accompanying the current permission concludes that: 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.
	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 1/reduce the impact of Whilst the site is not located within a high risk flood zone, it does flooding to people and border flood zone 3 (high flood risk) to the north and flood zone 2 to property in York 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. 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. 14: Conserve or enhance York's historic There are no designated heritage assets within close proximity to the environment, cultural proposed site. However, the site is adjacent to Fulford conservation heritage, character and area. The EIA for the planning permission concludes that: setting 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. 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.

Overall the effects are currently assessed as negative although the

severity of some of these impacts will be offset through mitigation. 15: Conserve or enhance York's natural and built 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 landscape. The EIA for the planning permission concludes in respect to landscape that: 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. 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. Overall, the impacts are assessed as negative although the EIA indicates that mitigation measures are likely to offset any major impacts. **SUMMARY Key positives** 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** 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

	 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 particularly in connection with the Fulford AQMA;
Mitigation	 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: Derwenth	orpe
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 t	he Strate	gic S	ites																				
Key to the a	appraisal	matr	ices											Likely ef	fect c	n the	e SA	Obje	ctive				
	++						The	optio	n is li	kely 1	to ha	ve a	very	oositive in	npact	t							
	+						The o	optio	n is li	kely t	to ha	ve a	positi	i ve impact									
	0						No s	ignifi	cant	effec	t / no	cle	ar linl	(
	?						Unce	ertain	or ir	nsuffi	cient	info	ormat	ion on wh	ich to	o dete	ermii	ne im	pact				
	-						The	optio	n is li	kely t	to ha	ve a	negat	t ive impac	t								
							The	optio	n is li	kely t	to ha	ve a	very ı	negative i	mpac	t							
	1						The	optio	n cou	ıld ha	ive a	posi	tive o	r a negativ	/e im	pact	depe	ndin	g on I	now i	t is implen	nented	
Objectives	1	:	2	3	4		5	(6		7		8	9	1	LO	1	l 1	1	.2	13	14	15
ST1: British Sugar	++	-	+	ı	+ -	+	+	+	-	+	ı	+	-	+	ı	-	1	-	ı	-	+	0	+ 1
ST2: Former sports ground at Millfield lane	++	-	+	+	+	-	+		+	+	ı		+	0	ı	-	ı	-	ı	-	+	ı	+
ST3: The Grainstores	+	-	+	?	+	+	+	+	-	+	ı	+	ı	+	ı	-	ı	-	ı	-	+	+	+
ST4: Land adj Hull Road Grimston Bar	++	-	+	+	+	+	+	+	-	+	ı		?	-	ı	-	ı	-		ı	+	1 -	1 -
ST5: York Central	++		+	1 +	++	+	+	+	-	+	-		+	+	ı	-	Ι	-		-	1 -	?	1 -
ST6: Land East of Grimston Bar	+	-	+	ı	+	+	-	+	-	+	ı		?	-	ı	-	ı	-	ı	-	+	-	-
ST7: Land East of Metcalfe Lane	++	-	+	?	+	ı	+	ı	-	+	ı	+	-		ı	-	ı	-		l	?	?	1 -
ST8: Land North of Monks Cross	++	-	+	1 +	++	+	+	+	-	+	ı	+	-		ı	-	ı	-	ı	-	++	?	1 -
ST9: Land North of Haxby	++	-	+	1 +	+	-	+	+	-	+	-	+	1		Ι	-	ı	-	I	-	+	?	1 -
ST10: Land at Moor lane Woodthorrpe	++	-	+	1 +	+	ı	+	+	-	+	-		-		-	-	ı	-	+	-	-	?	1 -
ST11: Land at New Lane,	++	-	+	? +	+	-	+	+	-	ı	+	+	-	-	ı	-	I	-			+	1 -	1 -

Huntington																									
ST12: Land at Manor Heath Road, Copmanthorpe	++	-	+	?	+	+	ı	+		-	I	-	-	+	-	I	-	I	-	+	-	+	?	1	-
ST13: Land at Moor Lane Copmanthorpe	++	ı	+	ı	+	+	ı	+		-	ı	-	-	+	-	ı	-	ı	-	ı	-	+	ı	+	-
ST14: Land to the north of Clifton Moor	++	-	+	1	+	+		+	-	+	-	+	+	-		-	-	ı	-		?	+	?	1	-
ST15: Whinthorpe	++	-	+		?	+	ı	+	-	+	-	+		-	-	ı	-	ı	-		?	?	?	-	
ST16: Terry's Factory	++	-	+		+	+		+		+	-	+	+	-	+	ı	-	ı	-		-	+	+ -	+	-
ST17: Nestle South	++	-	+		?	0		+		+	ı	+	ı	+	+	ı	-	ı	-	()	+	?	?	,
ST18: Monks Cross	0		ı		+	++		+		+	-	+	ı	+	-	ı	-	ı	-	+	ı	+	?	?	,
ST19: Northminster Business Park	0	(0		+	++		ı	-	+	-	+	ď)		ı	-	ı	-	+	-	+	o	-	
ST20: Castle Piccadilly	0	+	-		0	++		+		+	-	+		ı	++	-	-	ı	-	+	-		?	3	,
ST21: Naburn Designer Outlet	0		+		0	+	-	-	-	+	-	+	(כ	++		?		?		-	+	0	C)
ST22: Germany Beck	++	ı	+			+	ı	-	-	+	-	+		ı	-	ı	-	ı	-	ı	-	1 -	-	-	
ST23: Derwenthorpe	Site is un	der	cons	truc	tion																				
ST24: York College	Site is un	der	cons	truc	tion																				

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)

L															
	SITE DETAILS	a: a:	I	Total distribution	I 1	I= · · · · · ·					/IRONMENTA			laura ti	To
	SITE NAME	Site Size	Category A	Site Location	Ward	Residential	Brownfield		Flood Zone 3a	Historic	Statuory	_	Ancient	SINC site	Area of Local
Sites Ref			submission			Properties Within 400m	/Greenfield	3b		Character and		Infrastructure Corridor	woodland		Nature
						Within 400m				_	Conservation Sites	Corridor			Conservation Interest
262 1	Wetherby Road	0.138	Voc	Suburban	Acomb	1171	GDN	no	n/a		no	no	no	no	no
	54 Wheatlands Grove	0.138		Suburban	Acomb	1213	GDN		n/a		no	no	no	no	no
	128 Carr Lane	0.037		Suburban	Acomb	1376	Brownfield		n/a		no	no	no	no	no
	and to Rear 9 to 19 Shirley Avenue	0.144		Suburban	Acomb	1393	Brownfield		n/a		no	no	no	no	no
	.45 Beckfield Lane	0.079		Suburban	Acomb	1158			n/a		no	no	no	no	no
	L5 Sherwood Grove	0.029		Suburban	Acomb	623	GDN		n/a	no	no	no	no	no	no
	3 Almsford Road	0.043		Suburban	Acomb	1379	GDN		n/a		no	no	no	no	no
	.26 Boroughbridge Road	0.046	Yes	Suburban	Acomb	1241	Brownfield	no	n/a	no	no	no	no	no	no
84 L	and at Knapton Lane, Knapton	0.708	Yes	Adjacent to Suburban Area	Acomb	755	Greenfield	no	n/a	no	no	no	no	No	intersects
126 N	Manor School former site	3.599	Yes	Suburban	Acomb	818	Mixture	no	n/a	no	no	no	no	no	no
196 B	British Sugar Site	37.698	Yes	Suburban	Acomb	1331	Previously developm	no	n/a	no	no	no	no	intersects	no
358 T	The Hollies Mill Lane Acaster Malbis	0.140	Yes	Small Village	Bishopthorpe	85	GDN	no	n/a	yes	no	no	no	no	no
390 La	and to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	0.128	Yes	Village	Bishopthorpe	898	GDN	no	n/a	no	no	no	no	no	no
502 G	Greenfield 37 Sim Balk Lane	0.454	Yes	Rural	Bishopthorpe	352	GDN	no	n/a	partly	no	no	no	no	no
508 3	32A Copmanthorpe Lane Bishopthorpe	0.075	Yes	Village	Bishopthorpe	525	Brownfield	no	n/a	no	no	no	no	no	no
509 4	Garbett Way Bishopthorpe	0.114	Yes	Village	Bishopthorpe	836	GDN	no	n/a	no	no	no	no	no	no
545 G	Grannies Piece 27 Croft Court	0.040	Yes	Village	Bishopthorpe	875	GDN	no	n/a	no	no	no	no	no	no
291 La	and west of Bishopthorpe Road	5.296	Yes	Adjacent to Village	Bishopthorpe	334	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no
224 A	Agricultural Land Church lane	5.380	Yes	Adjacent to Village	Bishopthorpe	482	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no
78 L	and at Moor Lane Nurseries and Builders Yard	1.488	Yes	Rural	Bishopthorpe	15	Mixture	no	n/a	yes	no	no	no	no	no
223 A	Agricultural Land Copmanthorpe Lane	2.143	Yes	Adjacent to Village	Bishopthorpe	330	Greenfield	no	n/a	partly	no	no	no	no	no
225 A	Agricultural Land Acaster Lane	3.699		Rural	Bishopthorpe	751		partly	Intersects zone 3a	partly	no	partly	no	Adjacent	no
294 A	Amalgomated Sites North of Bishopthorpe	10.676	Yes	Adjacent to Village	Bishopthorpe	505	Greenfield	Partly	Intersects zone 3a	partly	no	no	no	no	no
173 La	and at Bishopthorpe	1.396	Yes	Adjacent to Village	Bishopthorpe	427	Greenfield	partly	Intersects zone 3a	partly	no	partly	no	no	no
262 A	Agricultural Land, Acaster Lane	0.283	Yes	Rural	Bishopthorpe	519	Greenfield	partly	Adjacent	partly	no	partly	no	no	no
611 N	Maple Avenue/Vernon Close, Bishopthorpe	0.143	Yes	Village	Bishopthorpe	931	Brownfield	no	n/a	no	no	no	no	no	no
612 N	Maple Avenue/Beech Avenue, Bishopthorpe	0.075		Village	Bishopthorpe	938	Brownfield	no	n/a	no	no	no	no	no	no
	8 Fountayne Street	0.027		Urban	Clifton	1656	Brownfield	no	n/a	no	no	no	no	no	no
	Whitings Delecatessen 69 Bootham	0.026	Yes	Urban	Clifton	1168	Brownfield		n/a	no	no	no	no	no	no
379 La	and Adj to 51 Water Lane	0.053	Yes	Urban	Clifton	1485	GDN	no	Within zone 3a	no	no	no	no	no	no
384 B	Bootham Park Hotel 9 Grosvenor Terrace	0.022	Yes	Urban	Clifton	1222	Brownfield	no	n/a	no	no	no	no	no	no
449 E	Elliots Hotel 2 Sycamore Place	0.059	Yes	Urban	Clifton	684	Brownfield	no	Entirely within 3a	no	no	no	no	no	no
452 C	Clifton Garage 82-84 Clifton	0.214	Yes	Urban	Clifton	1262	Brownfield	no	n/a	no	no	no	no	no	no
	and 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
	Shipton Street School Shipton Street	0.429	Yes	Urban	Clifton	1991	Brownfield	no	n/a	no	no	no	no	no	no
477 5	8 Evelyn Crescent	0.055	Yes	Urban	Clifton	1909	GDN	no	n/a	no	no	no	no	no	no
	Axcent Ltd 156b Haxby Road	0.273	Yes	Urban	Clifton	2025	Brownfield	no	n/a	no	no	no	no	no	no
532 7	78 Westminster Road	0.028	Yes	Urban	Clifton	578	Brownfield	no	Intersects zone 3a	no	no	no	no	no	no
543 A	Associated Insurance Services 208 Burton Stone Lane	0.013	Yes	Urban	Clifton	1818	Brownfield	no	n/a	no	no	no	no	no	no
	Boots 86 Clifton	0.019	Yes	Urban	Clifton	1173	Brownfield	no	n/a	no	no	no	no	no	no
554 N	Minster View 2 Grosvenor Terrace	0.030		Urban	Clifton	1134	Brownfield		n/a	no	no	no	no	no	no
	/WCA, Water lane, Clifton	0.270		Urban	Clifton	1602	Mixed	no	Intersects zone 3a	no	no	no	no	no	no
60 La	and at Burton Green	0.391	Yes	Adjacent to Urban Area	Clifton	1281	Greenfield	no	Adjacent	Adjacent	no	no	no	no	no
	Carpark adj. Homestead Park (off Shipton Road)	0.227		Urban	Clifton	442			n/a		no	no	no	no	no
125 N	Morrell House EPH	0.232	Yes	Urban	Clifton	548	Previously developm	no	n/a	partly	no	no	no	no	no
647 La	and Ro Electricity Sub Station, Haxby Rd	1.061	Yes	Urban	Clifton	1380			Within zone 3a	no	no	partly	no	no	no
	and at Church Balk/Eastfield Lane Dunnington	0.728	Yes	Rural	Derwent	542	Greenfield	no	n/a	no	no	no	no	no	no
337 St	St Pauls Church Kexby	0.106	Yes	Rural	Derwent	37	Brownfield	no	n/a	no	no	no	no	no	no
377 T	he Village Salon 1 York Street Dunnington	0.034	Yes	Village	Derwent	923	Brownfield	no	n/a	no	no	no	no	no	no
464 K	Kendall House Derwent Lane Dunnington	0.141	Yes	Village	Derwent	404	GDN	no	n/a	no	no	no	no	no	no
494 F	Holtby Piggeries	1.988	Yes	Rural	Derwent	56	Greenfield	no	n/a	no	no	no	no	no	no
527 A	A Barker Butcher 16a York Street Dunnington	0.020	Yes	Village	Derwent	867	Brownfield	no	n/a	no	no	no	no	no	no
535 T	yree 97 York Street Dunnington	0.437	Yes	Village	Derwent	300	Brownfield	no	n/a	no	no	no	no	no	no
	Fir Tree Farm Common Lane Dunnington	0.467		Rural	Derwent	49	Brownfield	no	n/a	no	no	no	no	no	no
9 L	and 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 L	and off Common Road Dunnington	0.950	Yes	Rural	Derwent	157	Greenfield	no	n/a	no	no	no	no	Adjacent	no
	and at Eastfield Lane Dunnington	1.285		Rural	Derwent		Greenfield		n/a	no	no	no	no	no	no
	he Market Garden Eastfield Lane Dunnington	1.227		Rural	Derwent	485			n/a	no	no	no	no	no	no
	Amalgomated sites at Common Lane, Dunnington	6.468		Adjacent to Village	Derwent	639		no	Within zone 3a	no	no	no	no	Adjacent	no
	Conservation Area (alt land at changes 3)	1.722		Rural	Derwent	207		no	Intersects zone 3a	-	no	no	no	Contains Entire	intersects
	and to south west of Dunnington Playing Fields Association	2.417		Adjacent to Village	Derwent	604		no	Intersects zone 3a	no	no	no	no	no	no
	Derwent Estate	0.048		Adjacent to Village	Derwent		Previously developm		n/a		no	no	no	no	no
	Chessingham Park, Dunnington	0.109		Rural	Derwent	44			n/a	no	no	no	no	no	no
	.9 West Thorpe	0.023		Suburban	Dringhouses & Woodthorpe	1285			n/a	no	no	no	no	no	no
	304 Thanet Road	0.017		Suburban	Dringhouses & Woodthorpe	1132			n/a	no	no	no	no	no	no
	4 Tadcaster Road	0.102		Urban	Dringhouses & Woodthorpe	508			n/a		no	no	no	no	no
	.8 Chalfonts	0.018		Urban	Dringhouses & Woodthorpe	520			n/a	no	no	no	no	no	no
	and Adjacent to 19 St Edwards Close	0.311		Urban	Dringhouses & Woodthorpe	369			n/a	no	no	no	no	no	no
	88 Leven Road	0.037		Suburban	Dringhouses & Woodthorpe	1152			n/a	no	no	no	no	no	no
	.59 Tadcaster Road	0.168		Suburban	Dringhouses & Woodthorpe	542			n/a		no	no	no	no	no
	he Old Stables, 292 Tadcaster Road	0.107		Urban	Dringhouses & Woodthorpe	533			n/a	Adjacent	no	no	no	no	no
	urf Tavern 277 Thanet Road	0.197		Urban	Dringhouses & Woodthorpe	1027			n/a		no	no	no	no	no
	.8 The Horseshoe	0.217		Suburban	Dringhouses & Woodthorpe	839		no	Intersects zone 3a	no	no	no	no	no	no
	Racecourse stables off Tadcaster Road	3.723		Urban	Dringhouses & Woodthorpe				n/a		no	no	no	intersects	Adjacent
	and at Cherry Lane	0.902		Urban	Dringhouses & Woodthorpe				n/a	Adjacent	no	no	no	Adjacent	no
	'he Moor Lane 'Zero Carbon' Partnership	28.188		Adjacent to Suburban Area	Dringhouses & Woodthorpe	1409			n/a	· <i>'</i>	no	no		no	no
	Moor Lane	79.525		Rural	Dringhouses & Woodthorpe	1585		no	Intersects zone 3a	partly	partly	no	no	no	Adjacent
	and to north and west of York College Sports pitches	6.780		Adjacent to Suburban Area	Dringhouses & Woodthorpe		Greenfield		n/a	partly	no	no	no	no	no
	and at Wilberforce Home	2.064		Adjacent to Suburban Area	Dringhouses & Woodthorpe	467			n/a	partly	no	no	no	no	no
	and at Wilberforce Home	6.780		Adjacent to Suburban Area	Dringhouses & Woodthorpe		Greenfield		n/a		no	no	no	no	no
	Amalgomated sites by Racecourse, Tadcaster Road	4.626		Urban	Dringhouses & Woodthorpe		Greenfield		n/a	10.00	no	no	no		Adjacent
	and at Cherry Lane	0.282	Yes	Urban	Dringhouses & Woodthorpe	539	Brownfield		n/a	no	no	no	no	Adjacent	no
	Agricultural Land Sim Balk lane	2.163		Rural	Dringhouses & Woodthorpe		Greenfield	no	n/a	yes	no	no	no		no

9a: Site	es Not Taken Forward for Consideration (by Ward)																				
	CITE DETAILS					SOCIAL				1			CONODAIC				1		CCOREC		
Call for Sites Ref	SITE DETAILS SITE NAME	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	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
	3 1 Wetherby Road 3 54 Wheatlands Grove		5 2	-	3 0	<u> </u>	0 5	5 5	5 5	5 3	3 5	0) () 1		5 3	3 42			_	
421	1 128 Carr Lane		3 ()	5 0) (-	5 5		1	5 5	0) () 3		5 3	41	1 2	2 19	9 1	.9 1
	B Land to Rear 9 to 19 Shirley Avenue 6 145 Beckfield Lane	1	0 1		5 C	1	0 5	5 5	5 2	4 3 5 3	3 3	0		3	; <u> </u>	5 1 0 3	35			_	
	1 15 Sherwood Grove 5 8 Almsford Road		0 1		3 0		-	5 4		4 3	3 0	0) (3		5 1	. 29	_			.9 1
526	6 126 Boroughbridge Road		3 4		1 0	<u> </u>	0 5	5 5	5 5	5 3	3 3	0) () 3	1	5 3	3 41 3 40	2	3 1	7 2:	!1 1
	4 Land at Knapton Lane, Knapton 6 Manor School former site	_	2 0		3 0	1 (-	5 5		1 3	3 3	0		1		5 1	32				.8 1
196	6 British Sugar Site		2 4	1	1 () (0 2	2 2		5	3 0	0) () 3		5 3	3(4 1	.8 1
	B The Hollies Mill Lane Acaster Malbis D Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	_	0 C		0 <u> </u>	<u> </u>	0 5	<u> </u>	<u> </u>	4	3 0	0) (0 0	`	5 (. 33	3 2	1 9	٠, .	9
	2 Greenfield 37 Sim Balk Lane B 32A Copmanthorpe Lane Bishopthorpe		4 (5 0	<u> </u>	3 5	5 4	4	1 3	3 0	0) (0 0		5 1	. 34	_		-	9
509	9 4 Garbett Way Bishopthorpe		3 ()	3 () (· `	<u> </u>		1 3	3 0	0) (0		5 1	. 28	3 1	9 9		9
	5 Grannies Piece 27 Croft Court 1 Land west of Bishopthorpe Road		5 C		5 C	<u> </u>	3 2	1 4	1 2	2	3 0	0				5 1	. 33			9	9
	4 Agricultural Land Church lane 8 Land at Moor Lane Nurseries and Builders Yard	_	5 C	-	4 C	`	3 4	1 4	1 2	2 3	3 0	0) (0		5 1	. 31	2	2 9		9
223	Agricultural Land Copmanthorpe Lane		2 (4 0	<u> </u>	3 4	1 2	2	1 2	2 0	0) () 0)	5 3	29	_		0 1	.0 1
	5 Agricultural Land Acaster Lane 4 Amalgomated Sites North of Bishopthorpe		2 0		1 C	·	3 4	1 2		2 3	3 0	0) (0 0	-	5 1 5 1	. 22				9
173	3 Land at Bishopthorpe		4 ()	3 (<u> </u>	0 5	5 4	. 4	1	3	0) () (5 1	. 32	2 2	1		.2 1
	Agricultural Land, Acaster Lane Maple Avenue/Vernon Close, Bishopthorpe		3 (3 C	·	0 5	5 5	5 4	4 3	3 0	0 0) (0 0		5 1	. 23	_			9
	Maple Avenue/Beech Avenue, Bishopthorpe 4 68 Fountayne Street		3 (,	5 C	<u> </u>	3 5	5 4		4 3	3 0	0) (0 0	`	5 1	. 30			_	9
350	0 Whitings Delecatessen 69 Bootham		5 4	1	3 (1	5 5	5 5	5 4	4	3 5	5	5 1	5		5 3	58	3	1 2	7 3:	1 2
	9 Land Adj to 51 Water Lane 4 Bootham Park Hotel 9 Grosvenor Terrace	1	5 4	<u> </u>	5 4 3 0	1 (0 <u>5</u>	5 5	5 5	5 4	5 3 5	5	5 0) 3	<u> </u>	0 3 5 1	52				_
449	9 Elliots Hotel 2 Sycamore Place		0 4		0 0) !	5 5	5 5		4	5	5	3	3 5		5 3	52	2 2	3 29	9 3:	3 2
	2 Clifton Garage 82-84 Clifton 3 Land Adj to 76 to 84 Lilbourne Drive		3 4	<u> </u>	5 C	1 (0 5	5 5	5 5	5 2	2 5	0) () 3		5 5	5 47				
	4 Shipton Street School Shipton Street 7 58 Evelyn Crescent		3 4		5 0) :	3 5	5 5		5	5	3		3		5 1	. 50				
486	6 Axcent Ltd 156b Haxby Road		2 4	1	5 ()	3 5	5 5	5	5 3	3 5	0) () 3		0 5	45	5 2	9 10	6 20	.0 1
	2 78 Westminster Road 3 Associated Insurance Services 208 Burton Stone Lane	1	3 4		5 0		3 5	5 5	5 5	5 3	5 3 5	5	3 0	5	5 <u> </u>	5 1 5 3	. 44				
	D Boots 86 Clifton 4 Minster View 2 Grosvenor Terrace		5 4	-	5 () (0 5	5 5		4 3	5	5	5 (3	1	5 3	52 . 54			_	
559	9 YWCA, Water lane, Clifton		5 4	·	5 4	1 (0 5	5 5	5 5	5	5 5	5	5 () 3		0 3	52	2 3	3 19	9 2:	!3 1
	D Land at Burton Green Carpark adj. Homestead Park (off Shipton Road)	+	0 2	·	5 C	2 (0 5			5 2 4 3	5 5	5) 1		0 1	. 35	_			.3 .9 1
125	5 Morrell House EPH	_	0 4		5 0	<u> </u>	0 4	1 4		5	5	0) (1	•	5 1	. 37	7 2	2 1!	5 1	.9 1
	7 Land Ro Electricity Sub Station, Haxby Rd 9 Land at Church Balk/Eastfield Lane Dunnington	_	0 0		4 C	<u> </u>	0 4	1 4	1 4	4	3 0	0) () 3) C	`	5 1	. 34				.7
	7 St Pauls Church Kexby 7 The Village Salon 1 York Street Dunnington		0 0		0 0			5 5) (5	3 0	0) () (`	0 (38	3 2	7 1:	3	.5 1
464	4 Kendall House Derwent Lane Dunnington		3 4	1	5 0) (0 5	5 5	5	5	3 0	0) (0)	5 3	38		7 1:	1 1	.5 1
494 527	4 Holtby Piggeries 7 A Barker Butcher 16a York Street Dunnington	1	0 C		0 C		0 0	5 5	5 5	5 3	3 0	0			`	5 C	35	5 2	9 (•	7 .0
535	5 Tyree 97 York Street Dunnington 5 Fir Tree Farm Common Lane Dunnington		3 4	_	5 0) (0 4	1 4		5	3 0	0) (0		5 3	36			1 1	.5 1
g	9 Land at corner of Common Road and Hassacarr Lane, Dunnington		4 2		1 0		0 4	1 4	, ,	5	3 0	0) () (`	5 1	. 29	2) !		5
	D Land off Common Road Dunnington 1 Land at Eastfield Lane Dunnington	_	4 4	2	0 0		0 4	1 4	5	5 4	3 0	0) ()	0 1	. 25			9 1	1
116	6 The Market Garden Eastfield Lane Dunnington	_	3 (0 0) (0 4	1 4	4	1	3 0	0) (0		5 1	. 24	1 1	5 !	9	9
	8 Amalgomated sites at Common Lane, Dunnington 6 Conservation Area (alt land at changes 3)		4 2	1	1 0) (0 4	1 4		5	3 0	0) (0 0		0 1	. 29			9 1:	8
	1 Land to south west of Dunnington Playing Fields Association 4 Derwent Estate		5 2		1 (5 (0 4	1 4		5	3 0	0) (0		5 1	. (,		.5 1
617	7 Chessingham Park, Dunnington		3 4	1	0 0) (0 2	2 () 4	4	3 0	0) () C	`	0 0	16	5 1	3	3	7
	5 19 West Thorpe 2 304 Thanet Road	_	3 1	-	3 C		0 5	5 5	5 4	1 2	2 5	0) 1		5 1 0 1	. 35				.5 1
375	5 14 Tadcaster Road		0 4	1	5 0) (0 5	5	4	1	5	0) 3		5 3	42	2 2	3 19	9 2:	!3 1
	0 18 Chalfonts 3 Land Adjacent to 19 St Edwards Close	\pm	0 4		3 C) (0 5	5 5	5 2	4 <u> </u>	5 5	0) (3	<u> </u>	5 1 5 1	. 38			_	
	8 38 Leven Road 3 159 Tadcaster Road		5 1	•	3 C) (3	5 5	5 4	4 3	5	0) () 1	-	0 1	. 33				.1 1
423	The Old Stables, 292 Tadcaster Road		0 4	1	3 () (0 5	5 4	, 2	5	3 5	0) () 3		0 1	. 33	3 2	1 17	2 1	.6 1
	1 Turf Tavern 277 Thanet Road 4 18 The Horseshoe		0 4	•	4 C) (3 5	5 5	1 4	4 2 4 3	2 5 3 5	3	3 () 1		5 1 5 1	. 38				.8 1
33	Racecourse stables off Tadcaster Road	1	0 1	1	0 0) (0 5	5 4	. 4	1	5	2	2 0) 3		5 3	35	5 1	4 2:	1 2:	.2 2
	2 Land at Cherry Lane 9 The Moor Lane 'Zero Carbon' Partnership	\pm	0 1		0 0) (0 5	1 4	1 4	1 3	3 3	0) () 3) C	L	5 3	34				.4 1
	Moor Lane Land to north and west of York College Sports pitches	+	4 0		4 C) (5 2	2 2	! 4	1 3	3 0	0) (0 1	1	5 3	3 27	7 1	5 1:	_	.1 1
247	7 Land at Wilberforce Home	1	0 1	1	0 0) !	5 4	1 5	j 2	1 3	3 5	5	5 0) 1		5 3	8 41		9 2:	2 2:	23 2
	B Land at Wilberforce Home 9 Amalgomated sites by Racecourse, Tadcaster Road	+	0 1	_	0 0) :	5 4	1 4	1 4	4 3 4 3	3 3	2	2 0) 1	1	0 5 5 3	34				.7 1
	5 Land at Cherry Lane 1 Agricultural Land Sim Balk lane		0 1	1	0 0) (0 5	5 4	. 4	1	5 5	0) () 3		5 3	33 33	1	4 19	9 20	20 1

9a: Site	s Not Taken Forward for Consideration (by Ward)											
	CITE DETAILS	T						FAIL (10 GA 12 C	NTAL CONCE	PATIONS		
all for	SITE DETAILS SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient	Areas of	Central Historic Core Conservation	NTAL CONSIDE	Flood Zone 2	District GI Corridor	LocalGI Corridor
ites Ref						Monuments	Archaeological Importance	Area Zone				
262	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
	54 Wheatlands Grove	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a
	128 Carr Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	Entirely within corridor
	Land to Rear 9 to 19 Shirley Avenue 145 Beckfield Lane	Within 250 n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a
	15 Sherwood Grove	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a
	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	n/a n/a	n/a
	126 Boroughbridge Road Land at Knapton Lane, Knapton	Within 250 n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a Within 500m	n/a n/a		n/a n/a	n/a n/a	n/a Entirely within corridor
	Manor School former site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	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
	The Hollies Mill Lane Acaster Malbis Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	Within 250 Within 250	n/a partly	n/a Bishopthorpe	n/a within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Entirely Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a n/a
	Greenfield 37 Sim Balk Lane	Within 50m	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	32A Copmanthorpe Lane Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a
	4 Garbett Way Bishopthorpe Grannies Piece 27 Croft Court	n/a Within 250	n/a n/a	n/a n/a	within 250m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Entirely Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a n/a
	Land west of Bishopthorpe Road	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Agricultural Land Church lane	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Land at Moor Lane Nurseries and Builders Yard Agricultural Land Copmanthorpe Lane	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a Intersects Corridor
	Agricultural Land Acaster 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
	Amalgomated Sites North of Bishopthorpe	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Land at Bishopthorpe Agricultural Land, Acaster Lane	Within 250 n/a	partly n/a	Bishopthorpe n/a	within 50m within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
	Maple Avenue/Vernon Close, Bishopthorpe	n/a n/a	n/a n/a	n/a n/a	within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Entirely Within Zone 2	n/a n/a	n/a n/a
612	Maple Avenue/Beech Avenue, Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a
	68 Fountayne Street	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	Within 250	n/a	n/a	n/a
	Whitings Delecatessen 69 Bootham Land Adj to 51 Water Lane	Intersects 50m Within 250	Yes n/a	Central Historic Core	within 50m within 250m	n/a n/a	Entirely within AAI Within 250m	Bootham n/a	Within 50m Within 50m	n/a Intersects Within Zone 2	n/a n/a	n/a Entirely within corridor
	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
	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
	Clifton Garage 82-84 Clifton Land Adj to 76 to 84 Lilbourne Drive	Within 250 n/a	partly n/a	Clifton n/a	within 50m n/a	n/a n/a	Intersects AAI n/a	n/a n/a	Within 50m n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
	Shipton Street School Shipton Street	Intersects 50m	n/a	n/a	within 250m	n/a	Within 500m	n/a		n/a	n/a	n/a
	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
	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
	78 Westminster Road Associated Insurance Services 208 Burton Stone Lane	Within 250 Within 250	n/a n/a	n/a n/a	within 50m n/a	n/a n/a	Intersects AAI Within 500m	n/a n/a	Within 500 Within 500	Intersects Within Zone 2 n/a	n/a n/a	n/a n/a
	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
	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
	YWCA, Water lane, Clifton Land at Burton Green	Within 50m n/a	partly n/a	Clifton n/a	within 50m n/a	n/a n/a	Within 50m n/a	n/a n/a	Intersects 50m n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	Entirely within corridor n/a
	Carpark adj. Homestead Park (off Shipton Road)	Within 250	partly	Clifton	within 50m	n/a	Within 250m	n/a		n/a	n/a	n/a
	Morrell House EPH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Intersects Corridor
	Land Ro Electricity Sub Station, Haxby Rd	Within 50m Within 250	partly	Nestle Rowntree	within 50m within 50m	n/a	Within 500m n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Land at Church Balk/Eastfield Lane Dunnington 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	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
	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
	Holtby Piggeries A Barker Butcher 16a York Street Dunnington	n/a Within 50m	n/a Yes	n/a Dunnington Conservation Area	n/a within 50m	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a
	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
	Fir Tree Farm Common Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	Entirely within corridor
	Land at corner of Common Road and Hassacarr Lane, Dunnington Land off Common Road Dunnington	n/a n/a	partly n/a	Dunnington Conservation Area n/a	within 50m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	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
	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
	Amalgomated sites at Common Lane, Dunnington Conservation Area (alt land at changes 3)	n/a n/a	partly n/a	Dunnington Conservation Area	within 50m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
	Land to south west of Dunnington Playing Fields Association	n/a n/a	partly	Dunnington Conservation Area	within 50m	n/a	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
	Chessingham Park, Dunnington 19 West Thorpe	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a Entiroly within corridor	n/a
	19 West Thorpe 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 n/a	n/a n/a		n/a n/a	Entirely within corridor 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
	18 Chalfonts	Within 250	partly	Tadcaster Road	within 50m	n/a	Within 500m	n/a		n/a	n/a	n/a
	Land Adjacent to 19 St Edwards Close 38 Leven Road	Within 250 n/a	n/a n/a	n/a n/a	within 50m n/a	n/a n/a	Within 50m n/a	n/a n/a		n/a n/a	n/a Entirely within corridor	n/a n/a
	159 Tadcaster Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a
	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
	Turf Tavern 277 Thanet Road 18 The Horseshoe	n/a n/a	n/a n/a	n/a n/a	n/a within 250m	n/a n/a	n/a Within 500m	n/a n/a	n/a n/a	n/a Intersects Within Zone 2	Entirely within corridor	n/a n/a
	Racecourse stables off Tadcaster Road	n/a Intersects 50m	partly	Tadcaster Road	within 50m	n/a n/a	Intersects AAI	n/a n/a		n/a	Intersects Corridor	n/a n/a
132	Land at Cherry Lane	Within 250	n/a	n/a	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	Intersects Corridor	n/a
	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
	Moor Lane 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	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	Intersects Corridor n/a	Intersects Corridor n/a
	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
	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
	Amalgomated sites by Racecourse, Tadcaster Road Land at Cherry Lane	Intersects 50m Within 250	partly partly	Tadcaster Road Tadcaster Road	within 50m within 50m	n/a n/a	Intersects AAI Intersects AAI	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor Intersects Corridor	n/a n/a
025	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	es Not Taken Forward for Considerati	ion (by Ward
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	SITE DETAILS							R	REASON TAKEN FORWARD	1	'
Call for	SITE NAME	Agricultural land	Tree	PROW onsite	PROW within 400m	Developable	Analysed for	Analysed for	Reason not taken forward	Allocated	
Sites Ref			Protection			Area Remaining		Employment			Local Plan Ref
			Orders				potential	potential			2000111011101
262	1 Wetherby Road	Other	No	No	Yes	0.138	No	No	Already Committed Residential	No	N/A
	,		_	No	No	0.138		No	Already Committed Residential	No	N/A
	128 Carr Lane			No	No	0.037		No	Already Committed Residential	No	N/A
428	Land to Rear 9 to 19 Shirley Avenue			No	No	0.144		No	Already Committed Residential	No	N/A
			No	No	Yes	0.079		No	Already Committed Residential	No	N/A
	15 Sherwood Grove			No	No	0.029		No	Already Committed Residential	No	N/A
			No	No	No	0.043		No	Already Committed Residential	No	N/A
	126 Boroughbridge Road Land at Knapton Lane, Knapton			No No	No Yes	0.046 0.000		No No	Already Committed Residential Considered as part of another site	No No	N/A N/A
	Manor School former site		Yes	No	No	1.074		No	Considered as part of another site	No	N/A
				No	No	34.577		No	Considered as part of another site	No	N/A
	The Hollies Mill Lane Acaster Malbis			No	Yes	0.000		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
	Greenfield 37 Sim Balk Lane			No	Yes	0.000		No	Already Committed Residential	No	N/A
	32A Copmanthorpe Lane Bishopthorpe		No	No	Yes	0.075		No	Already Committed Residential	No	N/A
	4 Garbett Way Bishopthorpe		No	No	Yes but under investigation	0.114		No	Already Committed Residential	No	N/A
				No	Yes	0.040 0.000		No	Already Committed Residential	No	N/A N/A
	Land west of Bishopthorpe Road Agricultural Land Church lane		No No	No No	Yes Yes	0.000		No No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	Ü			No No	Yes No	0.000		No	Failed Criteria 1	No	N/A N/A
	Agricultural Land Copmanthorpe Lane			No	Yes	0.000		No	Failed Criteria 1	No	N/A
			No	No	Yes but under investigation	0.000		No	Failed Criteria 1	No	N/A
	Amalgomated Sites North of Bishopthorpe			No	Yes but under investigation	0.000		No	Failed Criteria 1	No	N/A
	Land at Bishopthorpe	GRADE 3		No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
	Agricultural Land, Acaster Lane		No	No	Yes but under investigation	0.000		No	Failed Criteria 2	No	N/A
	Maple Avenue/Vernon Close, Bishopthorpe			No	Yes	0.143		No	Under Threshold	No	N/A
	Maple Avenue/Beech Avenue, Bishopthorpe			No	Yes	0.075		No	Under Threshold	No	N/A
	68 Fountayne Street		No	No No	Yes but under investigation	0.027		No	Already Committed Residential	No	N/A
	Whitings Delecatessen 69 Bootham Land Adj to 51 Water Lane		No No	No No	Yes but under investigation	0.026 0.021		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Bootham Park Hotel 9 Grosvenor Terrace		No	No No	Yes but under investigation Yes but under investigation	0.021		No	Already Committed Residential	No	N/A
				No	Yes but under investigation	0.059		No	Already Committed Residential	No	N/A
	Clifton Garage 82-84 Clifton		No	No	Yes but under investigation	0.214		No	Already Committed Residential	No	N/A
	Land Adj to 76 to 84 Lilbourne Drive		No	No	Yes but under investigation	0.556		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
	58 Evelyn Crescent	Other	No	No	Yes but under investigation	0.055	No	No	Already Committed Residential	No	N/A
	'		No	Yes but under Investigation	Yes but under investigation	0.273		No	Already Committed Residential	No	N/A
				No	Yes but under investigation	0.028		No	Already Committed Residential	No	N/A
	Associated Insurance Services 208 Burton Stone Lane			No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Boots 86 Clifton		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Minster View 2 Grosvenor Terrace YWCA, Water lane, Clifton			No No	Yes but under investigation	0.030 0.270		No No	Already Committed Residential	No No	N/A N/A
	Land at Burton Green		No	No	Yes but under investigation Yes	0.270		No	Already Committed Residential Failed Criteria 2	No	N/A
	Carpark adj. Homestead Park (off Shipton Road)			No	Yes	0.000		No	Failed Criteria 2	No	N/A
	Morrell House EPH			No	Yes	0.142		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
	St Pauls Church Kexby		No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	Ü		No	No	Yes	0.034		No	Already Committed Residential	No	N/A
	Kendall House Derwent Lane Dunnington			No	Yes	0.141		No	Already Committed Residential	No	N/A
			No	No No	Yes	1.988		No	Already Committed Residential	No No	N/A
				No No	Yes Yes	0.000 0.437		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Fir Tree Farm Common Lane Dunnington			No	No	0.457		No	Already Committed Residential	No	N/A
			Yes	No	Yes	1.267		No	Considered as part of another site	No	N/A
				No	Yes	0.939		No	Considered as part of another site	No	N/A
	Land at Eastfield Lane Dunnington			No	Yes	1.285		No	Considered as part of another site	No	N/A
			No	No	Yes	1.227		No	Considered as part of another site	No	N/A
	Amalgomated sites at Common Lane, Dunnington		Yes	Yes	Yes	2.251		No	Considered as part of another site	No	N/A
	Conservation Area (alt land at changes 3)		No	Yes	Yes	0.272		No No	Considered as part of another site	No	N/A
	Land to south west of Dunnington Playing Fields Association Derwent Estate		No No	No No	Yes Yes	0.963 0.048		No No	Not Submitted for Development Under Threshold	No No	N/A N/A
	Chessingham Park, Dunnington		No	Yes	Yes	0.048		No	Under Threshold	No	N/A N/A
	19 West Thorpe		No	No	Yes	0.109		No	Already Committed Residential	No	N/A
				No	Yes	0.000		No	Already Committed Residential	No	N/A
				No	Yes but under investigation	0.102		No	Already Committed Residential	No	N/A
	18 Chalfonts		No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	Land Adjacent to 19 St Edwards Close			No	Yes	0.311		No	Already Committed Residential	No	N/A
	38 Leven Road			No	No	0.037		No	Already Committed Residential	No	N/A
	159 Tadcaster Road		No	No	Yes but under investigation	0.168		No	Already Committed Residential	No	N/A
	The Old Stables, 292 Tadcaster Road			No No	Yes	0.107		No	Already Committed Residential	No	N/A
	Turf Tavern 277 Thanet Road 18 The Horseshoe			No No	Yes Yes but under investigation	0.197 0.217		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Racecourse stables off Tadcaster Road			No	Yes	2.441		No	Considered as part of another site	No	N/A
	Land at Cherry Lane			No	Yes	0.161		No	Considered as part of another site	No	N/A
	The Moor Lane 'Zero Carbon' Partnership		No	Yes but under Investigation	Yes	0.000		No	Considered as part of another site	No	N/A
			No	Yes	Yes	17.020		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
				No	Yes but under investigation	2.038		No	Considered as part of another site	No	N/A
				No	Yes but under investigation	0.000		No	Considered as part of another site	No	N/A
				No	Yes	2.603		No	Considered as part of another site	No	N/A
	Land at Cherry Lane			No No	Yes Yes but under investigation	0.281 0.000		No No	Considered as part of another site Failed Criteria 1	No No	N/A N/A
	Agricultural Land Sim Balk lane	Grade 1	No								

	SITE DETAILS									EN\	VIRONMENTA	NL			
Call for Sites Ref	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	Statuory 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		Rural	Dringhouses & Woodthorpe		Greenfield	no	n/a	partly	no	no	no	no	no
	Land at end of Osprey Close,	1.060		Suburban	Dringhouses & Woodthorpe	1833			n/a	no	no	no	no	no	no
	Acomb Wood drive, adj. to Acomb Shops and wood	0.789		Suburban	Dringhouses & Woodthorpe	1570			n/a	no	no	no	no	Contains Entire	Adjacent
	Acomb wood drive, opp.Quaker Wood pub	0.138		Suburban	Dringhouses & Woodthorpe	1131			n/a	no	no	no	no	no	Adjacent to
	Land between Alness Drive / Acomb Wood Drive	0.201		Suburban	Dringhouses & Woodthorpe	1093			n/a	no	no	no	no	no	Adjacent
	Land off Acomb Wood drive Land at Leven Road, Woodthorpe	0.349 0.236		Suburban Suburban	Dringhouses & Woodthorpe	948			n/a n/a	no no	no no	no no	no no	no	Adjacent to no
	York College	2.238		Adjacent to Suburban Area	Dringhouses & Woodthorpe Dringhouses & Woodthorpe	1112			n/a	partly	no	no	no	no	no
	71 Moor Lane	0.603		Rural	Dringhouses & Woodthorpe	417			Intersects zone 3a	partly	no	no	no	no	no
	Wains Road/Moor Lane adj Youth Centre	0.104		Suburban	Dringhouses & Woodthorpe	1425			n/a	no	no	no	no	no	no
374	The House New Walk Orchard Love Lane	0.473	Yes	Urban	Fishergate	470		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		City Centre Ex 2	Fishergate	1939			n/a	no	no	no	no	no	no
	Hollycroft 20 Wenlock Terrace	0.101		Urban	Fishergate	1223			n/a	no	no	no	no	no	no
	Land off Regent Street	1.121		City Centre Ex 2	Fishergate	2202	Brownfield/GDN		n/a	no	no	no	no	no	no
	4 Derwent Road	0.048		Urban	Fishergate	1019			n/a	no	no	no	no	no	no
	115 Fulford Road	0.038		Urban	Fishergate	1246			n/a	no	no	no	no	no	no
	Royal Dragon 16 Barbican Road 10-18 Hull Road	0.165 0.570		City Centre Ex 2	Fishergate	2169 1668		1 1	n/a n/a	no	no	no	no no	no	no
	Land at Norway Drive	0.570		City Centre Ex 2 Urban	Fishergate	734			Intersects zone 3a	no no	no no	no partly	no	No	no Adjacent
	Fulford Methodist Church Main Street Fulford	0.778		Suburban	Fishergate Fulford	690			n/a	no	no	no	no	no	no
	Fantasy World 25 Main Street Fulford	0.031		Suburban	Fulford	666			n/a	no	no	no	no	no	no
	Connaught Court Care Home Fulford Site 1	1.131		Suburban	Fulford	837			n/a	no	no	no	no	contains entire	no
	Connaught Court Care Home Fulford Site 2	1.587		Suburban	Fulford	669				partly	partly	partly	no	no	no
	York Designer Outlat Centre	0.356		Rural	Fulford		Mixture		n/a	no	no	no	no	no	no
	York Designer Outlet Centre	0.346		Rural	Fulford		Mixture		n/a	no	no	no	no	no	no
	York Designer Outlet Centre	0.297		Rural	Fulford	15	Mixture		n/a	no	no	no	no	no	no
	York Designer Outlet Centre	0.313		Rural	Fulford		Mixture		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		Rural	Fulford		Mixture		n/a	no	no	no	no	no	no
	York Designer Outlet Centre	0.954		Rural	Fulford		Mixture		n/a	no	no	no	no	no	no
	Land Adjacent to the designer Outlet	14.524		Rural	Fulford		Greenfield		n/a	partly	no	no	no	no	no
	Land Adjacent to the designer Outlet	28.895		Rural	Fulford		Greenfield			partly	no	no	no	no	contains entire
	Land between B1222 And A19	4.443		Adjacent to Small Village	Fulford		Greenfield		n/a	yes	no	no	no	no	no
	Fairways Garden Centre	1.381		Rural	Fulford	318			Adjacent	partly	no	no	no	no	no
	1 - 9 St Leonard's Place	0.431		City Centre	Guildhall	838			n/a	no	no	no	no	no	no
	Land Adj to 15 Monk Bar Court	0.012		City Centre	Guildhall	1246			n/a	no	no	no	no	no	no
	Stable Block Chapter House Street	0.084 0.015		City Centre Urban	Guildhall Guildhall	1587 893			n/a n/a	no no	no no	no no	no no	no no	no no
	11 St Marys Fairbank House 29 St Marys	0.013		Urban	Guildhall		Brownfield		n/a		no		no	110	no
	17 Garden Street	0.040		City Centre	Guildhall	1987			n/a	no no	no	no no	no	no	no
	Jinnah Restaurant 2 Cumberland Street	0.045		City Centre	Guildhall	1533			Entirely within 3a	no	no	partly	no	no	no
	Helen Peters Design 11 Lady Pecketts Yard	0.043		City Centre	Guildhall	1076			n/a	no	no	no	no	no	no
	68 Bootham	0.052		Urban	Guildhall	1132			n/a	no	no	no	no	no	no
	35 St Saviourgate	0.031		City Centre	Guildhall	1122			n/a	no	no	no	no	no	no
	Bulmers Selling Services 1-7 Lord Mayors Walk	0.018		City Centre	Guildhall	1260			n/a	no	no	no	no	no	no
	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
	Pizza Hut Ltd 10 Pavement	0.030		City Centre	Guildhall		Brownfield		n/a	no	no	no	no	no	no
	Commercial Workers Union 71 Gillygate	0.061		City Centre	Guildhall	1157			n/a	no	no	no	no	no	no
	British Heart Foundation 34 Piccadilly	0.076		City Centre	Guildhall	1316			Entirely within 3a	no	no	yes	no	no	Adjacent
	The Purey Cust Nuffield Hospital Precentors Court	0.422		City Centre	Guildhall	1060			n/a	no	no	no	no	no	no
	Reeds Tea Rooms 30 High Petergate	0.009		City Centre	Guildhall	843			n/a	no	no	no	no	no	no
	21 Clifford Street The Warehouse Hursts Yard	0.032 0.034		City Centre	Guildhall Guildhall		Brownfield		n/a n/a	no	no	no	no	110	no no
	(Phase 2) Hungate Development Site	0.034 4.774		City Centre City Centre	Guildhall	1478 1983			n/a Within zone 3a	no no	no no	no partly	no no	no	no intersects
	Site to Rear of 22a Huntington Road	0.028		Urban	Guildhall		Brownfield		Entirely within 3a	no	no	partly	no	no	no
	33 Penleys Grove Street	0.028		Urban	Guildhall	2158			n/a	no	no	no	no	no	no
	Greenwoods Menswear Ltd 2 Coppergate	0.010		City Centre	Guildhall	1193			n/a	no	no	no	no	no	no
	First Floor Offices 12 Church Street	0.015		City Centre	Guildhall		Brownfield		n/a	no	no	no	no	no	no
	Selby & York PCT 37 Monkgate	0.103		City Centre	Guildhall	1762			n/a	no	no	no	no	no	no
	Coppergate 2	1.629		City Centre	Guildhall	2373			Intersects zone 3a	no	no	partly	no	no	intersects
668	Cliffords Tower Car Park	0.142	Yes	City Centre	Guildhall	2209		no	Intersects zone 3a	no	no	partly	no	no	no
	36-44 Picadilly, York	0.239		City Centre	Guildhall	1589	Previously develop	1 /	Entirely within 3a	no	no	Yes	no	no	Adjacent
	The Rydale Building	0.261		City Centre	Guildhall	1563			Entirely within 3a	no	no	partly	no	no	Adjacent
	Willow House EPH	0.087		City Centre	Guildhall	2187			n/a	no	no	no	no	no	no
	Brigadier Gerard Pub Car Park	0.112		City Centre	Guildhall	1841			Adjacent	no	no	no	no	no	no
	York Enterprise Acadamy St Maurices Road	0.190		City Centre	Guildhall	1331			n/a	no	no	no	no	no	Adjacent
	Monk Bar Garage	0.084		City Centre	Guildhall		Brownfield		n/a	no	no	no	no	no	intersects
	Government Offices Hilary House Spen Lane	0.092		City Centre	Guildhall	1157			n/a	no	no	no	no	no	no
	White Swan, Piccadilly	0.066		City Centre	Guildhall	1209			n/a	no	no	no	no	no	no
	Reynard's Garage	0.133		City Centre	Guildhall		Brownfield		Entirely within 3a	no Entiroly	no	partly	no	no	no
	Wigginton Grange Farm Corban Lane Wigginton	0.014		Rural	Haxby & Wigginton		Brownfield		n/a	Entirely	no	no	no	no	no
	18 The Village Wigginton	0.036 0.060		Large Village	Haxby & Wigginton		GDN GDN		n/a	no	no	no	no no	110	no
	57 York Road Haxby 117 The Village Haxby	0.060		Large Village Large Village	Haxby & Wigginton Haxby & Wigginton		GDN GDN		n/a n/a	no no	no no	no no	no	no no	no no
	8 Hall Rise Haxby	0.139		Large Village	Haxby & Wigginton Haxby & Wigginton		Brownfield/GDN		n/a n/a	no	no	no	no	no	no
	Balir Athol Nursing Home 120 York Road Haxby	0.108		Large Village	Haxby & Wigginton Haxby & Wigginton		Brownfield		n/a	no	no	no	no	no	no
	28 The Avenue Haxby	0.088		Large Village	Haxby & Wigginton Haxby & Wigginton		2 GDN		n/a	no	no	no	no	no	no
	16 The Village	0.063		Large Village	Haxby & Wigginton		2 GDN		n/a	no	no	no	no	no	no
	46 South Lane Haxby	0.019		Large Village	Haxby & Wigginton		GDN		n/a	no	no	no	no	no	no
	2 Mill Lane Wigginton	0.030		Large Village	Haxby & Wigginton		GDN		n/a	no	no	no	no	no	no
55,															
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

	SITE DETAILS					SOCIAL				I			CONOMIC						SCORES		
Call for	SITE NAME	Doctor		Primary	Secondary	Higher Education	Neighbourhood	Supermarket	Access to	Non-Frequent	Frequent Bus	Park & Ride	Railway Station		Adopted	Cycle	Residential	Residential	Residential	Employment	Employment
Sites Ref		SCORE	SCORE	School SCORE	School SCORE	Establishments SCORE	Parade SCORE	SCORE	Openspace SCORE	Bus routes SCORE	routes SCORE	stops SCORE	Walk SCORE	Cycle SCORE	Highways SCORE	Routes SCORE	Overall Score	Service Score	Transport Score	Overall Score	Transport Score
				SCORE	JCOKE	SCORE			JCOKE	SCORE					JCOKE	JCOKE			Score		Score
	Agricultural Land Sim Balk lane		0 0)	0	5	C	4		1 3	3	2		0)	5 3	29				
	Land at end of Osprey Close, Acomb Wood drive, adj. to Acomb Shops and wood		3 (<u> </u>	4 0 5 0	0	5	5	4	1 3	3 3	0	0	0	<u> </u>	0 3	39 31				
	Acomb wood drive, adj. to Acomb shops and wood Acomb wood drive, opp.Quaker Wood pub		2 () .	9	C	5	5		1 3	3 3	0	0	0)	5 3	34		_		·
	Land between Alness Drive / Acomb Wood Drive		2 (<u> </u>	4 0	C	5	5	4	1 3	3	0	0	0)	5 1	32				
	Land off Acomb Wood drive Land at Leven Road, Woodthorpe		0 0)	3 0	0	5	5	4	1 3	3	0	0	0)	5 1	L 29			_	_
	York College		0 1	L .	0 0	5	S C) 3		1 3	3 3	3) C) 1		5 3	37) 22) (0	0
	71 Moor Lane		4 1	ı i	3 0	3	4	4		1 3	3	0	0	0)	5 1	1 0) (0	J ·
	Wains Road/Moor Lane adj Youth Centre		5 1	L :	3 0	C	5	5	4	1 3	5	0	0	1		5 1	38				
	The House New Walk Orchard Love Lane Christian Science Church. Kilburn Road		3 4	· -	0 0	3	4	4		5 2	2 3	3	3 0) 3	3	5 3	3 42 3 44			_	
	Saxon House Hotel 71-73 Fulford Road		0 1	L	5 0	C	5	5		3	5 5	5		3	3	5 3	3 45		_	_	
443	Bar Fisheries 18 Lawrence Street		0 1	L	5 0	C	5	5	!	3	5	5	j 0	3	3	5 1	43	21	2	2 2:	3 22
	Hollycroft 20 Wenlock Terrace		5 4		0 0	C	5	5	!	3	5	5	0	3	3	5 3	48				
	Land off Regent Street 4 Derwent Road		0 1		5 0 3 4	3	5	5		1 3	5	5) 3		5 5	5 50				
	115 Fulford Road		0 2	2	3 0	Č	5	5		3	5	5	i 0	3	3	5 3	3 44			_	
	Royal Dragon 16 Barbican Road		0 1	ı .	4 0	C	5	5	!	3	5	5	0	3	3	5 3	3 44				
	10-18 Hull Road		0 0)	5 0	5	5	5	!	3	5	3	0	3	3	5 1	45			_	
	Land at Norway Drive Fulford Methodist Church Main Street Fulford		0 0		0 0	3	5	5		1 3	5	4	i 0) 3		5 1	48				
	Fantasy World 25 Main Street Fulford		0 0)	5 5	5	5	5		1 3	5	5	i o) 1	<u> </u>	5 1	49	29	20	0 20	0 20
	Connaught Court Care Home Fulford Site 1		5 (0 2	. 5	5	5	!	3	5	5	0	1		5 1	47				
	Connaught Court Care Home Fulford Site 2 York Designer Outlat Centre	+	5 2		0 0	3	5	4	!	3	5	4	. 0) 1	1	5 3	45		1 2:		
	York Designer Outlet Centre York Designer Outlet Centre	+	0 0	<u> </u>	0 0		C	0		2 2	5	5	,	0 0		5 3	3 22		2 20		
282	York Designer Outlet Centre		0 0)	0 0	C	C	0) (3	5	5	0	0)	0 1	14	. () 14	4 1	4 14
	York Designer Outlet Centre	\bot	0 0	<u> </u>	0 0	C	C	0) (3	5	5	0	0)	5 1	19		19		
	York Designer Outlet Centre York Designer Outlet Centre		0 0		0 0	0	C			2 2	2 5	5	0	0)	0 1	1 20		2 18	_	
	York Designer Outlet Centre		0 0		0 0	C	C			2 3	5 5	5		0)	5 3	3 23		2 2:		
	Land Adjacent to the designer Outlet		0 0		0 0	C	C	0) (3	5	4	C	0)	5 5	5 22		2:		
	Land Adjacent to the designer Outlet		0 0		0 0	C	2	0		2 3	5	4	0	0)	5 3	22		2 20		
	Land between B1222 And A19 Fairways Garden Centre		3 4	<u> </u>	0 0	5	4			5 0) 5	5	0) 0		5 3	3 25		1 2:		
	1 - 9 St Leonard's Place		0 1		0 0	5	5	5		1 3	5	5	3	5	5	5 3	3 49			_	
	Land Adj to 15 Monk Bar Court		5 4	•	0 0	5	5	5	!	3	5	5	0	3	3	0 3	48				
	Stable Block Chapter House Street 11 St Marys		5 4		0 0	5	5	5		3	5	4	l C	5	5	0 3	49 L 45				
	Fairbank House 29 St Marys		0 2		0 0	5	5	5		1 3	5 5	3	3	5	5	5 3	3 48				
	17 Garden Street		5 4	1	5 0	5	5	5	!	3	5	3	C	3	3	5 3	56				
	Jinnah Restaurant 2 Cumberland Street		3 4	•	0 2	. 3	5	5	4	1 3	5	5	3	5	5	5 3	55				
	Helen Peters Design 11 Lady Pecketts Yard 68 Bootham		0 2	•	0 0	3	5	5	4	1 3	5	3	1 1	. 5	;	5 3	53 3 46				
	35 St Saviourgate		5 4		0 0	3	5	5		5 3	5 5	5	0	3	3	5 3	51				
	Bulmers Selling Services 1-7 Lord Mayors Walk		5 4	•	0 0	5	5	5	!	3	5	5	C	3	3	5 3	53				
	Vickers Hi-Fi 24 Gillygate Groves WMC Penleys Grove St		5 4	1	0 0	5	5	5	4	1 3	5	5	1	. 5	5	5 1	L 53				
	Site Between 83 & 93 Union Terrace		5 4	1	3 0	5	5	5		5 3	3 5	3	s) 3	3	5 3	34		_		
442	Pizza Hut Ltd 10 Pavement		5 4	1	0 2	3	5	5	4	1 3	5	5	1	. 5	5	5 3	55		_	7 3:	
	Commercial Workers Union 71 Gillygate		5 4		5 0	5	5	5	4	1 3	5	3	1	. 5	5	5 1	56				
	British Heart Foundation 34 Piccadilly The Purey Cust Nuffield Hospital Precentors Court		5 4		0 0	3	4	5		3	5	5	1 1	. 5	<u> </u>	5 3	3 48 3 56				
	Reeds Tea Rooms 30 High Petergate		5 4		0 0	5	5	5		3	5 5	5	1	. 5	5	0 3	51				
	21 Clifford Street		3 4		0 2	3	5	5	!	3	5	5	1	. 5	5	5 3	54	27	2	7 3:	1 27
	The Warehouse Hursts Yard (Phase 2) Hungate Development Site	+	0 4		0 0	0	5	5		3	5	5	0	3	3	5 1	41 3 47				
	Site to Rear of 22a Huntington Road	+	4 4	_	5 0	3	- 4	5	;	3	5	3	1 0) 3	3	5 1	51				
539	33 Penleys Grove Street		5 4		5 0	5	5	5		3	5	3	0) 3	3	5 1	54	34	20	0 24	4 20
	Greenwoods Menswear Ltd 2 Coppergate	\bot	3 4	-	0 2	3	5	5	4	3	5	5	1	. 5	<u> </u>	5 1	51				
	First Floor Offices 12 Church Street Selby & York PCT 37 Monkgate	+	5 4	•	0 0	3	5	5 5		3	5 5	5	1 1	5	2	5 2	8 49 8 57				
	Coppergate 2		4 4		0 0	0	4	. 4		5 3	5	4	1 0	5	5	5 3	3 46				
668	Cliffords Tower Car Park		4 4		0 0	3	4	4		3	5	4	1	. 5	,	5 3	50				
	36-44 Picadilly, York	+	0 4		0 0	3	4	5	!	3	5	5	0	5	<u> </u>	5 3	47				
	The Rydale Building Willow House EPH	+	0 4		0 0		5	5		3	5	5	; 0) 3	3	5 3	3 44 3 43				
650	Brigadier Gerard Pub Car Park		3 4		0 0	5	5			5 3	5	4	· 0) 3	3	5 3	5 50				
	York Enterprise Acadamy St Maurices Road		5 4		0 0	5	5	5		3	5	5	0	3	3	5 3	53				
	Monk Bar Garage Government Offices Hilary House Spen Lane	+	5 4		0 0		5			3	5	5	0) 3		5 3	53 51				
	White Swan, Piccadilly	\dashv	5 4		0 2	3	5	5 5		1 3	5 5	5	1	. 5	;	5 3	55				
667	Reynard's Garage		0 4	1	0 0		4	5		3	5	5	0) 5		5 3	3 44	18	3 20	6 30	0 26
	Wigginton Grange Farm Corban Lane Wigginton		0 0		0 0	C	4	0		3	3	0	0	0		0 0	14		3 (-
	18 The Village Wigginton 57 York Road Haxby	+	5 4		5 0	0	5	5	!	3	5	0	0	0)	5 0	30			_	
	117 The Village Haxby	+	5 4		4 0		5		1	3	5 5	0) 0	0 0		5 0) 40				
407	8 Hall Rise Haxby		0 4		5 0	C	5	5		1 3	5	0	0	0)	5 0	36	23	1	3 1	7 13
	Balir Athol Nursing Home 120 York Road Haxby	+	0 4		5 0	0	4	4	4	1 3	5	0	0 0	0		5 1	35				
	28 The Avenue Haxby 16 The Village	+	5 4		5 0	0	4	4		3	5 5	0	0	0	1	U 1	30			_	
	46 South Lane Haxby	1	4 4		3 0	0	5	5 5		1 3	5	0) 0	0		5 0	38				
557	2 Mill Lane Wigginton		3 4	1	5 0	C	5	5	!	5 2	2 5	0	0	0		5 0	39	27	1	2 1	6 1
	Land adjacent to Greystone Court, Haxby, York		0 0)	1 0	3	4	4		3	5	0	0	0		5 1	30				
145	Lowfield Drive, Haxby	1	3 4	1	3 0	1 0	1 4	4	- 4	I 2	3 ا	0	oj C	0) [5 0	32	. 22	2 10	0 1	4

	SITE DETAILS		hanta a a a	I	Tau:		I		NTAL CONSIDI		In	l. 10.0 11
ites Ref	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
							importance					
	Agricultural Land Sim Balk lane	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	Intersects Corridor
	Land at end of Osprey Close,	n/a	n/a	n/a	n/a n/a	n/a	n/a n/a	n/a	n/a	n/a	n/a n/a	Intersects Corridor
	Acomb Wood drive, adj. to Acomb Shops and wood Acomb wood drive, opp.Quaker Wood pub	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	7	n/a n/a	n/a n/a	n/a n/a	Entirely within corridor Entirely within corridor
	Land between Alness Drive / Acomb Wood Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
595 L	Land off Acomb Wood drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
	Land at Leven Road, Woodthorpe	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	Entirely within corridor	n/a
	York College	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 Moor Lane	n/a	n/a	n/a	n/a	n/a	n/a	7	n/a	Intersects Within Zone 2	Entirely within corridor	n/a
	Wains Road/Moor Lane adj Youth Centre The House New Walk Orchard Love Lane	n/a Within 50m	n/a n/a	n/a n/a	n/a within 250m	n/a n/a	n/a n/a	n/a n/a	n/a Within 500	n/a Entirely Within Zone 2	n/a n/a	n/a n/a
	Christian Science Church. Kilburn Road	Within 250	partly	Fulford Road	within 50m	n/a	Within 500m	n/a	Within 50m	n/a	n/a	n/a
	Saxon House Hotel 71-73 Fulford Road	Within 50m	n/a	n/a	within 50m	n/a	Within 50m	n/a	Within 50m	n/a	n/a	n/a
443 E	Bar Fisheries 18 Lawrence Street	Within 50m	partly	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Walmgate Bar	Within 50m	n/a	n/a	n/a
	Hollycroft 20 Wenlock Terrace	Within 50m	Yes	Fulford Road	within 50m	n/a	Within 500m	n/a	Within 50m	n/a	n/a	n/a
	Land off Regent Street	Within 50m	n/a	n/a	within 50m	Within 50m	Intersects AAI	Walmgate Bar	Intersects 50m	n/a	n/a	n/a
	4 Derwent Road	Within 250	n/a	n/a	within 50m	Within 250m	n/a	n/a	Within 250	n/a	n/a	n/a
	115 Fulford Road	Within 250 Within 50m	n/a	n/a Central Historic Core	within 50m within 50m	n/a Within 50m	Within 500m Entirely within AAI	n/a Walmasta Bar	Intersects 50m Within 50m	n/a	n/a n/a	n/a n/a
	Royal Dragon 16 Barbican Road 10-18 Hull Road	n/a	partly n/a	n/a	within 250m	n/a	Entirely within AAI	Walmgate Bar n/a	Intersects 50m	n/a n/a	n/a	n/a
	Land at Norway Drive	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	Within 500	Intersects Within Zone 2	n/a	Intersects Corridor
	Fulford Methodist Church Main Street Fulford	Within 50m	Yes	Fulford	within 50m	n/a	n/a	n/a	Intersects 50m	n/a	n/a	n/a
	Fantasy World 25 Main Street Fulford	Within 50m	Yes	Fulford	within 50m	n/a	n/a	n/a	Intersects 50m	n/a	n/a	n/a
	Connaught Court Care Home Fulford Site 1	Within 50m	Yes	Fulford	within 50m	n/a	n/a	n/a	Within 250	n/a	n/a	Intersects Corridor
	Connaught Court Care Home Fulford Site 2	Within 50m	partly	Fulford	within 50m	n/a	n/a	n/a	Within 500	Intersects Within Zone 2	n/a	Intersects Corridor
	York Designer Outlat Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	York Designer Outlet Centre	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	York Designer Outlet Centre	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	York Designer Outlet Centre York Designer Outlet Centre	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	7	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	York Designer Outlet Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	York Designer Outlet Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
610 L	Land Adjacent to the designer Outlet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Within 500	n/a	n/a	Intersects Corridor
682 L	Land Adjacent to the designer Outlet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor
	Land between B1222 And A19	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	Intersects 50m	Intersects Within Zone 2	n/a	Intersects Corridor
	Fairways Garden Centre	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
	1 - 9 St Leonard's Place	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI		Within 50m	n/a	n/a	n/a
	Land Adj to 15 Monk Bar Court	Within 50m	Yes	Central Historic Core Central Historic Core	within 50m	Within 50m	Entirely within AAI	Minster Precinct	Within 50m	n/a n/a	n/a	n/a
	Stable Block Chapter House Street 11 St Marys	Intersects 50m Within 50m	Yes Yes	Central Historic Core	within 50m within 50m	Within 50m Within 250m	Entirely within AAI Entirely within AAI	Minster Precinct Bootham	Intersects 50m Within 250	n/a	Intersects Corridor n/a	n/a n/a
	Fairbank House 29 St Marys	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Bootham	Within 250	Entirely Within Zone 2	n/a	n/a
	17 Garden Street	Within 50m	n/a	n/a	within 50m	Within 250m	Entirely within AAI	n/a	Within 250	n/a	n/a	n/a
	Jinnah Restaurant 2 Cumberland Street	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	King's Staith & Coppergate Centre	Intersects 50m	Intersects Within Zone 2	n/a	n/a
402 H	Helen Peters Design 11 Lady Pecketts Yard	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	King's Staith & Coppergate Centre	Within 50m	Intersects Within Zone 2	n/a	n/a
	68 Bootham	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Bootham	Within 250	n/a	n/a	n/a
	35 St Saviourgate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Aldwark	Within 250	n/a	n/a	n/a
	Bulmers Selling Services 1-7 Lord Mayors Walk	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	The Medieval Streets	Within 50m	n/a	Intersects Corridor	n/a
	Vickers Hi-Fi 24 Gillygate Groves WMC Penleys Grove St	Intersects 50m Within 50m	Yes n/a	Central Historic Core	within 50m within 50m	Within 50m n/a	Entirely within AAI Entirely within AAI	Gillygate n/a	Within 50m Within 50m	n/a n/a	Intersects Corridor n/a	n/a n/a
	Site Between 83 & 93 Union Terrace	Within 50m	Yes	Central Historic Core	within 50m	n/a	Entirely within AAI	Bootham Park Hospital	Intersects 50m	- 1-	n/a	n/a
	Pizza Hut Ltd 10 Pavement	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI		Within 50m	Intersects Within Zone 2	n/a	n/a
	Commercial Workers Union 71 Gillygate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Gillygate	Within 50m	n/a	n/a	n/a
448 E	British Heart Foundation 34 Piccadilly	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Piccadilly	Intersects 50m	Entirely Within Zone 2	n/a	n/a
	The Purey Cust Nuffield Hospital Precentors Court	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Minster Precinct	Intersects 50m	n/a	n/a	n/a
	Reeds Tea Rooms 30 High Petergate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Minster Precinct	Within 250	n/a	n/a	n/a
	21 Clifford Street	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	King's Staith & Coppergate Centre	Within 50m	Entirely Within Zone 2	n/a	n/a
	The Warehouse Hursts Yard (Phase 2) Hungate Development Site	Within 50m Within 50m	Yes	Central Historic Core Central Historic Core	within 50m within 50m	Within 250m Within 250m	Entirely within AAI	Outer Walmgate	Within 50m Intersects 50m	Intersects Within Zone 2 Intersects Within Zone 2	n/a Intersects Corridor	n/a n/a
	Site to Rear of 22a Huntington Road	Within 250	partly	Heworth Green/East Parade	within 50m	n/a	Entirely within AAI Within 250m	Fossgate & Walmgate n/a	Within 50m	Entirely Within Zone 2	n/a	n/a
	33 Penleys Grove Street	Within 50m	n/a	n/a	within 50m	n/a	Entirely within AAI	n/a	Within 250	n/a	n/a	n/a
	Greenwoods Menswear Ltd 2 Coppergate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Central Shopping Area	Within 50m	n/a	n/a	n/a
	First Floor Offices 12 Church Street	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	The Medieval Streets	Within 50m	n/a	n/a	n/a
	Selby & York PCT 37 Monkgate	Intersects 50m	partly	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Monkgate	Within 50m	n/a	n/a	n/a
	Coppergate 2	Within 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	King's Staith & Coppergate Centre	Intersects 50m	Intersects Within Zone 2	n/a	n/a
	Cliffords Tower Car Park	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	King's Staith & Coppergate Centre	Intersects 50m	Intersects Within Zone 2	n/a	n/a
	36-44 Picadilly, York The Rydale Building	Within 50m Within 50m	Yes Yes	Central Historic Core Central Historic Core	within 50m within 50m	Within 50m Within 50m	Entirely within AAI Entirely within AAI	Piccadilly Piccadilly	Within 50m Within 50m	Entirely Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a n/a
	Willow House EPH	Within 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Outer Walmgate	Within 50m	n/a	Intersects Corridor	n/a
	Brigadier Gerard Pub Car Park	Within 50m	partly	Central Historic Core	within 50m	n/a	Entirely within AAI	Monkgate	Within 50m	Intersects Within Zone 2	n/a	n/a
	York Enterprise Acadamy St Maurices Road	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	The Medieval Streets	Within 50m	n/a	Intersects Corridor	n/a
	Monk Bar Garage	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	The Medieval Streets	Within 50m	n/a	Intersects Corridor	n/a
	Government Offices Hilary House Spen Lane	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	1	Within 250	n/a	n/a	n/a
	White Swan, Piccadilly	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	King's Staith & Coppergate Centre	Within 50m	Intersects Within Zone 2	n/a	n/a
	Reynard's Garage	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Piccadilly	Within 50m	Intersects Within Zone 2	n/a	n/a
	Wigginton Grange Farm Corban Lane Wigginton 18 The Village Wigginton	n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a	n/a n/a
	18 The Village Wigginton 57 York Road Haxby	n/a n/a	n/a	n/a	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a	n/a n/a
	117 The Village Haxby	n/a	n/a	n/a	within 250m	n/a	n/a		n/a	n/a	n/a	n/a
	8 Hall Rise Haxby	n/a	n/a	n/a	within 250m	n/a	n/a		n/a	n/a	n/a	n/a
	Balir Athol Nursing Home 120 York Road Haxby	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	28 The Avenue Haxby	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	16 The Village	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
		DACALL SEC	partly	Haxby	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
498	46 South Lane Haxby	Within 250		,								
498 ⁴ 557 ²	46 South Lane Haxby 2 Mill Lane Wigginton Land adjacent to Greystone Court, Haxby, York	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a	n/a n/a	n/a Intersects Within Zone 2	n/a n/a	n/a Intersects Corridor

II £a.:	SITE DETAILS	I a minute med to 1	Tues	DDOWit-	DDOWithin 400	Daviday - 51-	Amalusasi for	Amaluac d Com	REASON TAKEN FORWARD	Allanet1	
III for tes Ref	SITE NAME	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 Re
222	Agricultural Land Sim Balk lane	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
	Land at end of Osprey Close,		Yes	Yes	Yes	0.000		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	Already Committed Residential	No	N/A
418	Saxon House Hotel 71-73 Fulford Road		No	No	Yes but under investigation	0.049		No	Already Committed Residential	No	N/A
	Bar Fisheries 18 Lawrence Street		No	No	Yes but under investigation	0.027		No	Already Committed Residential	No	N/A
	Hollycroft 20 Wenlock Terrace		No	No	Yes but under investigation	0.101		No	Already Committed Residential	No	N/A
	Land off Regent Street		No	No	Yes but under investigation	1.121		No	Already Committed Residential	No	N/A
	4 Derwent Road		No	No	No	0.048		No	Already Committed Residential	No	N/A
	115 Fulford Road		No	No	Yes but under investigation	0.038		No	Already Committed Residential	No	N/A
	Royal Dragon 16 Barbican Road		No	No	Yes but under investigation	0.165		No	Already Committed Residential	No	N/A
	10-18 Hull Road		No	No	Yes but under investigation	0.570		No	Completed	No	N/A
	Land at Norway Drive		No	No	Yes but under investigation	0.000		No	Failed Criteria 2	No	N/A
	Fulford Methodist Church Main Street Fulford		No	No	Yes	0.051		No	Already Committed Residential	No	N/A
	Fantasy World 25 Main Street Fulford		No	No	Yes	0.021		No	Already Committed Residential	No	N/A
	Connaught Court Care Home Fulford Site 1		Yes	No	Yes	1.110		No	Considered as part of another site	No	N/A
	Connaught Court Care Home Fulford Site 2		Yes	No	Yes	1.106		No	Considered as part of another site	No	N/A
	York Designer Outlat Centre		Yes	No	No	0.356		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		No	No	Yes	0.346		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		No	No	Yes	0.297		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		Yes	No	Yes	0.313		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		No	No	Yes	0.403		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		No	No	Yes	0.144		No	Considered as part of another site	No	N/A
	York Designer Outlet Centre		Yes	No	Yes	0.954		No	Considered as part of another site	No	N/A
	Land Adjacent to the designer Outlet		No	No	Yes	14.524		No	Considered as part of another site	No	N/A
	Land Adjacent to the designer Outlet		Yes	No	Yes but under investigation	28.174		No	Considered as part of another site	No	N/A
_	Land between B1222 And A19		No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Fairways Garden Centre		No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
659			No	No	Yes but under investigation	0.431		No	Already Committed Other	No	N/A
	Land Adj to 15 Monk Bar Court		No	No	No	0.000		No	Already Committed Residential	No	N/A
	Stable Block Chapter House Street		No	No	No	0.084		No	Already Committed Residential	No	N/A
	11 St Marys		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Fairbank House 29 St Marys		No	No	Yes but under investigation	0.040		No	Already Committed Residential	No	N/A
	17 Garden Street		No	No	Yes but under investigation	0.023		No	Already Committed Residential	No	N/A
	Jinnah Restaurant 2 Cumberland Street		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Helen Peters Design 11 Lady Pecketts Yard		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	68 Bootham		No	No	Yes but under investigation	0.052		No	Already Committed Residential	No	N/A
	35 St Saviourgate		Yes	No	Yes but under investigation	0.031		No	Already Committed Residential	No	N/A
	Bulmers Selling Services 1-7 Lord Mayors Walk		No	No	No	0.000		No	Already Committed Residential	No	N/A
	Vickers Hi-Fi 24 Gillygate		No	No	Yes but under investigation	0.029		No	Already Committed Residential	No	N/A
	Groves WMC Penleys Grove St		No	No	Yes but under investigation	0.103		No	Already Committed Residential	No	N/A
.00	Site Between 83 & 93 Union Terrace		No	No	Yes but under investigation	0.097		No	Already Committed Residential	No	N/A
	Pizza Hut Ltd 10 Pavement		No	No	Yes but under investigation	0.030		No	Already Committed Residential	No	N/A
	Commercial Workers Union 71 Gillygate		No	No	Yes but under investigation	0.061		No	Already Committed Residential	No	N/A
	British Heart Foundation 34 Piccadilly		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	The Purey Cust Nuffield Hospital Precentors Court		No	No No	Yes but under investigation	0.422		No	Already Committed Residential	No	N/A
	Reeds Tea Rooms 30 High Petergate		No	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	21 Clifford Street The Warshouse Hursts Yard		No No	No No	Yes but under investigation	0.032		No	Already Committed Residential	No No	N/A
	The Warehouse Hursts Yard		No	No Vac but under Investigation	Yes but under investigation	0.034		No	Already Committed Residential	No	N/A
	(Phase 2) Hungate Development Site		No	Yes but under Investigation	Yes but under investigation	3.190		No	Already Committed Residential	No	N/A
	Site to Rear of 22a Huntington Road 33 Penleys Grove Street		No No	No No	Yes but under investigation Yes but under investigation	0.000		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Greenwoods Menswear Ltd 2 Coppergate		No No	No	Yes but under investigation Yes but under investigation	0.000		No	Already Committed Residential	No No	N/A N/A
	First Floor Offices 12 Church Street		No No	No	Yes but under investigation Yes but under investigation	0.000		No	Already Committed Residential	No	N/A N/A
	Selby & York PCT 37 Monkgate		No No	No	Yes but under investigation Yes but under investigation	0.000		No	Already Committed Residential	No No	N/A N/A
	Coppergate 2		No No	No	Yes but under investigation Yes but under investigation	0.103		No	Considered as part of another site	No No	N/A N/A
	Coppergate 2 Cliffords Tower Car Park		No No	No	Yes but under investigation Yes but under investigation	0.411		No	Considered as part of another site Considered as part of another site	No	N/A N/A
	36-44 Picadilly, York		No No	No	Yes but under investigation Yes but under investigation	0.080		No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	The Rydale Building		No No	No	Yes but under investigation Yes but under investigation	0.000		No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	Willow House EPH		No	No	Yes but under investigation Yes but under investigation	0.000		No	Under Threshold	No	N/A N/A
	Brigadier Gerard Pub Car Park		No No	No	Yes but under investigation Yes but under investigation	0.087		No	Under Threshold Under Threshold	No No	N/A N/A
	York Enterprise Acadamy St Maurices Road		No	No	No	0.111		No	Under Threshold	No No	N/A
	Monk Bar Garage		No No	No No	No No	0.190		No No	Under Threshold Under Threshold	No No	N/A N/A
	Government Offices Hilary House Spen Lane		No	No	Yes but under investigation	0.075		No	Under Threshold	No	N/A
	White Swan, Piccadilly		No	No	Yes but under investigation Yes but under investigation	0.092		No	Under Threshold	No.	N/A
	Reynard's Garage		No No	No	Yes but under investigation Yes but under investigation	0.066		No	Under Threshold Under Threshold	No No	N/A N/A
	Wigginton Grange Farm Corban Lane Wigginton		No	No	Yes Yes	0.000		No	Already Committed Residential	No	N/A
	18 The Village Wigginton		No No	No	Yes	0.000		No	Already Committed Residential	No No	N/A N/A
	57 York Road Haxby		No No	No		0.036		No		No	N/A N/A
				No No	Yes				Already Committed Residential Already Committed Residential		
	117 The Village Haxby		Yes		Yes	0.139		No	,	No No	N/A
	8 Hall Rise Haxby Balir Athol Nursing Home 120 York Road Haxby		Yes	No No	Yes	0.108 0.088		No No	Already Committed Residential	No No	N/A
	28 The Avenue Haxby		No No	No No	Yes				Already Committed Residential Already Committed Residential	No No	N/A
	28 The Avenue Haxby 16 The Village		No No	No No	Yes	0.063 0.000		No No	·	No No	N/A N/A
					Yes	0.000		No No	Already Committed Residential		
	46 South Lane Haxby		No	No No	Yes				Already Committed Residential	No	N/A
	2 Mill Lane Wigginton		No	No	Yes	0.030		No	Already Committed Residential	No	N/A
	Land adjacent to Greystone Court, Haxby, York	GRADE 3	No	No	Yes	0.000	INO	No	Considered as part of another site	No	N/A

	SITE DETAILS									EN'	VIRONMENTA	AL			
Call for Sites Ref	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	Conservation	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation
146	Moor Lane, Haxby	4.595	Yes	Adjacent to Large Village	Haxby & Wigginton	458	Greenfield	no	n/a	no	Sites no	no	no	no	no Interest
	Land at Usher Lane	1.012		Adjacent to Large Village	Haxby & Wigginton	659	Greenfield		n/a	no	no	no	no	no	no
	Westfield Lane	7.695		Adjacent to Large Village	Haxby & Wigginton	1080			n/a	partly	no	no	no	no	no
	Clifton Gate Business Park	6.990		Rural Rural	Haxby & Wigginton	17	Mixture		n/a n/a	yes ves	no	no no	no no	no	no no
	Land to North & West of A1237/Wigginton Road roundabout Land between Moor Lane and Usher Lane	3.620 18.660		Rural	Haxby & Wigginton Haxby & Wigginton	1040	Greenfield Greenfield		n/a	no	no no	no	no	no	no
	Land between Haxby and Earswick	8.870		Rural	Haxby & Wigginton	281	+		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
	Land at Villa Pond	3.314		Rural	Haxby & Wigginton		Greenfield		n/a	yes	no	no	no	no	no
	Field to west of B1363, south of Mill Lane junction	6.231 16.737		Rural	Haxby & Wigginton Haxby & Wigginton	158 717	0		n/a n/a	yes partly	no	no no	no no	no	no no
	Windsor Drive, Wigginton, York Land between Haxby and Earswick SE6157	9.198		Adjacent to Large Village Adjacent to Large Village	Haxby & Wigginton Haxby & Wigginton		Greenfield Greenfield		n/a	partly	no no	partly	no	no	no
	Land at south of Station Road, Haxby	0.819		Large Village	Haxby & Wigginton	768			n/a	no	no	no	no	no	no
	Land to south of Wigginton Football Club	1.354		Adjacent to Large Village	Haxby & Wigginton	519			n/a	partly	no	no	no	no	no
	Land at Westfield Lane	7.695		Adjacent to Large Village	Haxby & Wigginton	1080			n/a	partly	no	no	no	no	no
	62 Mill lane Wigginton	0.394		Adjacent to Large Village	Haxby & Wigginton	478			n/a	Adjacent	no	no	no	no	no
	B1363/Wigginton No 7 Bridleway, Wigginton Station Road/ Calf Close Haxby	3.389 0.025		Rural Large Village	Haxby & Wigginton Haxby & Wigginton	230	Greenfield Greenfield		n/a n/a	partly no	no no	no no	no no	no	no no
	Enclosure Farm Main Street Heslington	0.219		Suburban	Heslington		Brownfield		n/a	no	no	no	no	no	no
	Patch House Main Street Heslington	0.074		Suburban	Heslington	375			n/a	no	no	no	no	no	no
	Heslington Estate Land	530.391		Rural	Heslington		Greenfield		Intersects zone 3a	partly	partly	no	no	Adjacent	no
	Heslington Estate Land	223.198		Adjacent to Suburban Area	Heslington	447			Intersects zone 3a	partly	no	no	no	Adjacent	Contains Entire
	Lime tree Farm Land South of A64, Heslington	5.143 86.472		Suburban Rural	Heslington Heslington	491	Mixture Greenfield		n/a	no no	no no	no no	no no	no no	no no
	Land South of A64, Heslington Land South of Low Lane, Heslington	187.046		Rural	Heslington	151			Intersects zone 3a Intersects zone 3a	partly	no	no	no	Adjacent	intersects
	Land south west of Heslington Playing Fields	2.485		Adjacent to Suburban Area	Heslington	278			Intersects zone 3a	partly	no	no	no	no	no
244	Heslington West and East, University of York	72.247	No	Urban	Heslington	2008	Previously developn	partly	Intersects zone 3a	partly	no	no	no	no	Contains Entire
	Heslington West and East, University of York	115.352		Adjacent to Suburban Area	Heslington	905			Intersects zone 3a	partly	no	no	no	no	no
	1 Redgrave Close	0.053		Urban	Heworth	1380	+		n/a	no	no	no	no	no	no
	Laburnum House 1 Laburnum Garth Laburnum House 1 Laburnum Garth	0.066 0.066		Urban Urban	Heworth Heworth	864	GDN GDN		n/a n/a	no no	no no	no no	no no	no no	no no
	77 Penyghent Avenue	0.015		Urban	Heworth	968			n/a	no	no	no	no	no	no
	56 Tang Hall Lane	0.031		Urban	Heworth		GDN		n/a	no	no	no	no	no	no
	10 Thorn Nook	0.042		Urban	Heworth	1200			n/a	no	no	no	no	no	no
	8 Starkey Crescent	0.035		Urban	Heworth	1393			n/a	no	no	no	no	no	no
	Laburnum House 1 Laburnum Garth 2a Mill Lane	0.041		Urban Urban	Heworth	726 1548	Brownfield Brownfield		n/a	no	no	no	no	no no	no
	66 Heworth Green	0.024 0.031		Urban	Heworth Heworth	1268			n/a n/a	no	no no	no no	no no	no	no no
	Yeomans Yard Little Hallfield Road	0.144		City Centre Ex 2	Heworth	822			n/a	no	no	no	no	no	no
496	5 Giles Avenue	0.040	Yes	Urban	Heworth	1323		no	n/a	no	no	no	no	no	no
	Unit 1 Fifth Avenue	0.025		City Centre Ex 2	Heworth	902			n/a	no	no	no	no	no	no
	Yearsley Bridge Adult Training Centre Huntington Road	1.016		Urban	Heworth	1621			Intersects zone 3a	no	no	no	no	no	no
	26 Monkton Road 8 Dodsworth Avenue	0.031 0.026		Urban Urban	Heworth Heworth	1342 1267			n/a n/a	no no	no no	no no	no no	no	no no
	Land at Redeness Street/Hallfield Road	0.654		City Centre	Heworth	1153	+		Intersects zone 3a	no	no	no	no	no	no
	Horwell Brothers Ltd	0.154		City Centre	Heworth	1079			Within zone 3a	no	no	no	no	no	no
	Land at Layerthorpe and James St	0.069		City Centre	Heworth	1034	,		Intersects zone 3a	no	no	no	no	no	no
	Land at Layerthorpe and James St	0.571		City Centre	Heworth	1184			Intersects zone 3a	no	no	no	no	no	no
	Melrosegate Field Land at Heworth Croft	1.804 1.697		Urban Urban	Heworth Heworth	1802	Greenfield Previously developm		Within zone 3a Within zone 3a	no	no no	no partly	no no	no	no Adjacent
	Eighth Avenue Allotments	0.122		Urban	Heworth		Greenfield?		n/a	no	no	no	no	no	no
	1 Beans Way	0.055		Suburban	Heworth Without		GDN		n/a	no	no	no	no	no	no
	440 Malton Road	0.114		Rural	Heworth Without		Brownfield	no	n/a	yes	no	no	no	no	no
	3 Whitby Drive	0.265		Suburban	Heworth Without		Brownfield/GDN		n/a	no	no	no	no	no	no
	440 Malton Road	0.037		Rural	Heworth Without		Greenfield		n/a	yes	no	no	no	no	no
	Stray Garth Community Home 7-9 Stray Garth Rowes Farm Bungalow Stockton Lane	0.107 0.094		Urban Rural	Heworth Without Heworth Without		Brownfield Greenfield		n/a n/a	no yes	no no	no no	no no	no	Adjacent no
	QED Books 1 Straylands Grove	0.165		Urban	Heworth Without		GDN		n/a	Adjacent	no	no	no	no	no
	Land at Stockton Lane, York	21.010	Yes	Adjacent to Suburban Area	Heworth Without		greenfield		n/a	partly	no	no	no	no	no
	Land north of Stockton Lane	13.325		Adjacent to Suburban Area	Heworth Without		greenfield		n/a	partly	no	no	no	no	no
	Open Pasture Land North of Stockton Lane	5.916		Adjacent to Suburban Area	Heworth Without	996			n/a	partly	no	no	no	no	no
	City of York Hockey Club Stockton Lane Land	2.133 1.154		Adjacent to Suburban Area Adjacent to Suburban Area	Heworth Without Heworth Without	455 865	Greenfield Greenfield		n/a n/a	partly partly	no no	no no	no no	no no	no no
	Stockton Lane Land Stockton Lane Land	3.578		Rural	Heworth Without	817			n/a n/a	partly	no	no	no	no	no
	Land south of Stockton Lane, York	41.628		Adjacent to Suburban Area	Heworth Without	948			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		Intersects zone 3a	partly	no	no	no	no	no
	Amalgomated sites South of Stockton Lane	44.289		Adjacent to Suburban Area	Heworth Without	948			Intersects zone 3a	partly	no	no	no	no	no
	Land off Stockton Lane	3.879		Rural	Heworth Without		Greenfield		n/a	partly	no	no	no	no	no
	Monkstray Recreation ground Amalgomated sites North of Stockton Lane	5.702 24.422		Adjacent to Urban Area Adjacent to Suburban Area	Heworth Without Heworth Without	1733	Greenfield greenfield		n/a n/a	partly partly	no no	no no	no no	no no	no no
	Locomotive Inn Watson Street	0.009		Urban	Holgate		Brownfield		n/a	no	no	no	no	no	no
	Garages to R/O 11-21 Holly Bank Grove	0.126		Urban	Holgate		Brownfield		n/a	no	no	no	no	no	no
	63 Hobgate	0.040		Urban	Holgate		GDN		n/a	no	no	no	no	no	no
	Land to West of 50 Acomb Road	0.083		Urban	Holgate		GDN		n/a	no	no	no	no	no	no
	Tarmac Ltd Ouseacres	1.673		Suburban	Holgate		Brownfield		n/a	no	no	no	no	no	no
	23 Linton Street 1-3 Acomb Road	0.017 0.014		Urban Urban	Holgate Holgate		GDN Brownfield		n/a Intersects zone 3a	no no	no no	no no	no no	no	no no
	Orchard House 8 Hamilton Drive East	0.014		Urban	Holgate		GDN		Entirely within 3a	no	no	no	no	no	no
	York Central	62.341		City Centre Ex 1	Holgate	4693	+		Intersects zone 3a	no	no	no	no	no	contains entire
62	Park off Balfour Street	0.330	Yes	Urban	Holgate	1206	Previously developn	no	Entirely within 3a	no	no	no	no	no	no
	Land at York RI Rugby Ground	6.767		Urban	Holgate	1704			Adjacent	no	no	no	no	Adjacent	no
	Park off Balfour Street, Leeman Road area.	0.103		Urban	Holgate		Greenfield		Entirely within 3a	no	no	no	no	no	no
	RO Cavender Grove / Adj Ouse Acres allotment gardens	0.441		Suburban	Holgate		Greenfield		n/a Entirely within 3a	no	no	no	no	no	no
	Salisbury Road former bowling green Land at Water End, Clifton	0.306		Urban Urban	Holgate Holgate	1004	Previously developn Greenfield		Entirely within 3a Entirely within 3a	no no	no no	no no	no no	no Adjacent	no no
0/3	75 Leeman Road, York	0.308		City Centre Ex 1	Holgate		Previously developn		n/a	no	no	no	no	no	no

	SITE DETAILS					SOCIAL							ECONOMIC						SCORES		
Call for	SITE NAME	Doctors	Nurserys	Primary	Secondary	Higher Education	Neighbourhood	Supermarket	Access to	Non-Frequent	Frequent Bus			Railway Station	Adopted	Cycle	Residential	Residential	Residential	Employment	Employment
Sites Ref		SCORE	SCORE	School	School	Establishments	Parade SCORE	SCORE	Openspace	Bus routes	routes SCORE		Walk SCORE	Cycle SCORE	Highways	Routes	Overall Score	Service Score	Transport	Overall Score	Transport
				SCORE	SCORE	SCORE			SCORE	SCORE					SCORE	SCORE			Score		Score
146	Moor Lane, Haxby		4 2	2	1 0	0	2	. c) 4	1 2	2 3	3 0	0	0		5 (23	3 1	3 10	12	2 1
	Land at Usher Lane		3 4	1	3 0	0	4	4	4	4 2	2 3	3 0	0	0		5 (32				
	Westfield Lane Clifton Gate Business Park		0 1	-	0 0	0	4	4	1	3	5	5 0	0	0		5 (34		1 13 6 11		
	Land to North & West of A1237/Wigginton Road roundabout		0 2		0 0	0	2	1		2 3	3 0) (0	0		0 3	3 13		7 6	5 8	3
568	Land between Moor Lane and Usher Lane		4 2	2	1 0	0	2	. 2		4 2	2 3	3 0	0	0		5 (25		5 10	12	2 1/
	Land betwene Haxby and Earswick		0 ()	0 0	0	C	0) 4	1 2	2 3	3 0	0	0		0 1	1 10		4 6		,
	Windsor Drive Wigginton Land at Villa Pond		0 0) .	0 0	0	5	4	1	3	3 5		0	0		0 0	31	1 1 R	8 13	13	1:
	Field to west of B1363, south of Mill Lane junction		0 0		1 0	0	2	. 0) 4	4 3	3	3 0	0	0		0 0) 13	3	7 6	6 6	;
	Windsor Drive, Wigginton, York		4 2	2 .	4 0	0	4	4	. 4	1 2	2 3	3 0	0	0		0 (27		2 5	7	/ !
	Land between Haxby and Earswick SE6157 Land at south of Station Road, Haxby		0 1		0 0	0	1	. 0) 4	1 2	2 3	3 0	0	0		0 1	1 12		6 6 1 8	12	,
	Land to south of Wigginton Football Club		2 ()	3 0	0	5	4		1 3	3 5	5 0	0	0		5 (0 (0	0 () 12	,
158	Land at Westfield Lane		2 2	2	4 0	0	4	4	. !	3	5	5 0	0	0		5 (34	4 2	1 13	15	1
	62 Mill lane Wigginton		0 () :	3 0	0	5	4	4	4 3	5	5 C	0	0		0 (0 24				,
	B1363/Wigginton No 7 Bridleway, Wigginton Station Road/ Calf Close Haxby		0 0	1	5 0	0	4	5		1 3	5) 0	0		5 (24				
	Enclosure Farm Main Street Heslington		3 4	1	5 0	5	5	4		5 3	5 5	5 C	0	0		5 1	1 45				
	Patch House Main Street Heslington		5 4	1	3 0	5	5	4	!	5 3	5	5 0	0	0		0 3	3 42	2 3	1 11	. 15	, 1
	Heslington Estate Land		0 (0 0	0	C	0		2 0	0) (0	0		5 () 7	7	2 5	5 5	
	Heslington Estate Land Lime tree Farm		2 2		4 0 4 0	3	2	. 0	<u>'</u>	5 3	, C	, <u>(</u>) 0	0		5 1	3 26 1 41				
	Land South of A64, Heslington		0 0	`	0 0	3		0		0	0) (0	0		5 (0 8	8	3 5		,
243	Land South of Low Lane, Heslington		0 ()	1 0	3	C	0	1	4 0	0	0	0	0		5 1	1 14	4	8 6	6	
	Land south west of Heslington Playing Fields Heslington West and East, University of York		2 2	2	1 0	3	4	0) !	5 2	2 3	3 0	0	0	-	0 1	1 (1 3	0 (. 25	5 21
	Heslington West and East, University of York Heslington West and East, University of York		2 2	2	4 0	5	2	2		5 2	2 5	5 4	. 0	0	1	5 3	5 51 3 41				
333	1 Redgrave Close		3 2	2	1 0	0	5	5		5 3	3 5	3	3 0	1		5 1	1 39	9 2	1 18	20	18
	Laburnum House 1 Laburnum Garth		4 4	1	3 0	0	5	5		4 3	5	3	0	1	1	5 1	1 43				
	Laburnum House 1 Laburnum Garth 77 Penyghent Avenue		4 4	1	5 5	0	5	5		1 3	5	5 6	0	1		5 1	1 43 1 46				
	56 Tang Hall Lane		3 4	1	5 4	0	5	5		5 3	3 5	5 C	0	1		5 1	1 46				
367	10 Thorn Nook		5 4	1	3 0	0	5	5	!	5 3	5	5 5	0	1		0 1	1 42		_		
	8 Starkey Crescent		3 4	1 .	4 4	0	5	5	. !	3	5	<u> </u>	0	1		5 1	1 45				
	Laburnum House 1 Laburnum Garth 2a Mill Lane		5 4	1	3 0	3	5	5	5	3	3 5	5 5	5 0	3		5 3	1 43 3 54				
	66 Heworth Green		5 4	1	5 0	0	5	5	;	5 3	5	5 5	5 0	3		5 1	1 51				
	Yeomans Yard Little Hallfield Road		3 4	1	5 0	0	5	5		3	5	5 5	0	3		5 1	1 49				
	5 Giles Avenue Unit 1 Fifth Avenue		3 4	1	5	0	5	4		3	5	5 0	0	1		0 1	1 39 1 49		_		
	Yearsley Bridge Adult Training Centre Huntington Road		3 ()	3 0	0	5	5	5	5 3	3 5	5 2	2 0	1		5 1	1 38		_		
525	26 Monkton Road		5 4	1	3 0	0	5	5		5 3	3 5	3	3 0	1		5 1	1 45			22	2 18
	8 Dodsworth Avenue		5 2	2	0 0	3	5	5	5 4	4 3	5	5 5	0	3		0 3	3 43		_		
	Land at Redeness Street/Hallfield Road Horwell Brothers Ltd	-	3 4	1	3 0	3	5	5	:	5 3	5	5 5	5 0	3		5 3	52 1 50				
	Land at Layerthorpe and James St		3 4	1	3 0	3	5	5	;	5 3	3 5	5 5	5 0	3		5 1	1 50				
274	Land at Layerthorpe and James St		3 4	1	3 0	3	5	5	!	5 3	5	5 5	0	3		5 3	3 52				
	Melrosegate Field Land at Heworth Croft		3 4	1	5 4	0	5	5		3	5	5 2	2 0	1		5 3	3 50		_		
	Eighth Avenue Allotments		3 4	1	4 0 5 4	3	4	5 5	;	5 3	3 5	3	3 0	1		0 5	5 45 1 44				
	1 Beans Way		3 ()	3 0	0	C	0)	4 3	3	3 0	0	0		5 (21				
	440 Malton Road		0 ()	0 0	0	5	4		1 2	2 3	3	3 0	0		5 (26		_		
	3 Whitby Drive 440 Malton Road		5 4	1	5 4	0	5	4		1 3	3	3 2	2 0	1 0		5 1	1 45				
	Stray Garth Community Home 7-9 Stray Garth	1	3 1	_	3 0	0	3		1	4 3	3 5	5 5	, <u> </u>	1		5 1	1 39		_		
512	Rowes Farm Bungalow Stockton Lane		0 (-	0 0	0	4	0) 4	4 3	B C) 0	0	0		5 (16	6	8 8	8	3 8
	QED Books 1 Straylands Grove		3 2		1 0	0	4	1	1	4 3	5	5 5	0	1		5 1	1 38		_		
	Land at Stockton Lane, York Land north of Stockton Lane		4 (4 0 4 0	0	C		1	3	5 5	2	0	0		5 1	1 28 1 26		_		
	Open Pasture Land North of Stockton Lane		4 (-	4 0	0	0	0)	4 3	3 3	3 0	0	0		5 1	1 24				
245	City of York Hockey Club		3 1	-	1 0	0	2	. 2	! 4	4 3	5	5 2	2 0	0		5 1	1 29	9 1	3 16	17	7 16
	Stockton Lane Land Stockton Lane Land		4 1		4 0 3 0	0	0	0) 4	4 3	3	3 0	0	0		0 1	1 20		_	1 2	
	Land south of Stockton Lane, York		4 (4 0	0	C		1	+ <u>3</u>) 3 3) () 0	0		5 1	1 23 1 21		_		
	Land off Stockton Lane		0 0		0 0	0	C	<u> </u>)	1 3	3 0		0	0		5 (0 12		4 8	8 8	
	Amalgomated sites South of Stockton Lane		2 2		4 0	0	C		1	1 2	2 0	0	0	0		5 1	1 20				
	Land off Stockton Lane Monkstray Recreation ground		2 (1 0	0	C	0) 4	1 3	3	3 C	0	0	1	5 1	1 19		7 12 5 23		
	Monkstray Recreation ground Amalgomated sites North of Stockton Lane		4 (•	4 0	n	0	0 0) .	3 4 3	3 5	5 2	2 0	0	-	5 1	1 28				
437	Locomotive Inn Watson Street	_	0 4		5 2	3	5	4		5 3	3 5	5 0	3	5		5 1	1 50	0 2	8 22	. 26	5 22
	Garages to R/O 11-21 Holly Bank Grove		0 4	1	5 0	3	4	4	!	3	5	5 0	0	3		5 1	1 42				
	63 Hobgate Land to West of 50 Acomb Road		3 4		5 0 4 0	0	5	'	<u>'</u>	2 2	2 5	<u> </u>	0	3	-	5 1	1 45 1 43				
	Tarmac Ltd Ouseacres		4 (3 0	n	5.5	5 4	,	3 3) 5 3 5	5 0) 0	1	1	5 1	1 36				
528	23 Linton Street	j	3 (,	3 0	0	5	5	5	5 3	3 5	5 0	0	3		5 1	1 38	8 2	1 17	17	7 17
	1-3 Acomb Road		2 4	1	5 0	0	5	5	. !	5 3	5	<u> </u>	0	3		5 3	3 45			23	3 19
	Orchard House 8 Hamilton Drive East York Central	-1	0 4	1	5 <u>2</u>	3	5	5	}	3	5) C	1 1	5		5 5	1 49 5 51				
	Park off Balfour Street		0 1	-	5 0	0	5	-	· 	5 3	3 5	5 0	0	3		5 3	3 40				
587	Land at York RI Rugby Ground		2 4	1	4 0	0	4	4	!	5 2	2 3	3 0	0	3		5 3	3	9 2	3 16	20) 16
	Park off Balfour Street, Leeman Road area.		0 1		5 0	0	5	5	. !	5 3	5 5	5 0	0	3	1	5 3	3 40				
	RO Cavender Grove / Adj Ouse Acres allotment gardens Salisbury Road former bowling green	-1	0 0	וי	5 0 5 0	0	5	5	:	5 3	5		0	3		U 1	37				
	Land at Water End, Clifton		0 (3 0	0	5	5	<u> </u>	5 3	3 5	5 0	0	3		5 1	1 35		_		
	75 Leeman Road, York		0 4	1	0 0	3	4	4	1 4	4 3	5	5 5	3	5		5 1	1 46				

	SITE DETAILS		Towns a second	T	Tana a sa	I	I		NTAL CONSID		T	
Call for Sites Ref	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
	Westfield Lane	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	Intersects Corridor
	Clifton Gate Business Park	n/a	n/a	n/a	n/a	•	n/a		n/a	n/a	n/a	n/a
	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
	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
	Land betwene Haxby and Earswick 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 n/a	Intersects Within Zone 2 n/a	n/a n/a	n/a n/a
	Land at Villa Pond	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	n/a
	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
	Windsor Drive, Wigginton, York	n/a	n/a	n/a	n/a	•	n/a		n/a	n/a	n/a	n/a
	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
	Land at Westfield Lane	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	Intersects Corridor
	62 Mill lane Wigginton	n/a	n/a	n/a	n/a	'	n/a	'	n/a	n/a	n/a	n/a
	B1363/Wigginton No 7 Bridleway, Wigginton	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	n/a
	Station Road/ Calf Close Haxby	Within 250 Within 50m	n/a	n/a Hastington	within 250m within 50m	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a	n/a n/a
	Enclosure Farm Main Street Heslington Patch House Main Street Heslington	Within 50m	Yes Yes	Heslington Heslington	within 50m	•	n/a		n/a n/a	n/a	n/a	n/a
	Heslington Estate Land	n/a	n/a	n/a	n/a		n/a	7	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
	Heslington Estate Land	n/a	partly	Heslington	within 50m	n/a	n/a		n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
	Lime tree Farm	Intersects 50m	partly	Heslington	within 50m	1.7 =	n/a		n/a	Intersects Within Zone 2	n/a	n/a
	Land South of A64, Heslington	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	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
	Land south west of Heslington Playing Fields	n/a	n/a	n/a	within 250m	n/a	n/a		n/a	Intersects Within Zone 2	n/a	n/a
	Heslington West and East, University of York	Intersects 50m	partly	Heslington	within 50m	Within 50m	Intersects AAI		n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Heslington West and East, University of York	n/a	partly	Heslington	within 50m	n/a	n/a		n/a	Intersects Within Zone 2	n/a	Intersects Corridor
	1 Redgrave Close	n/a	n/a	n/a	n/a	n/a	Within 500m		n/a	n/a	n/a	n/a
	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
	Laburnum House 1 Laburnum Garth 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 n/a	n/a n/a	n/a n/a	n/a n/a
	56 Tang Hall Lane	n/a	n/a	n/a	n/a		n/a		n/a	Intersects Within Zone 2	n/a	n/a
	10 Thorn Nook	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	n/a
	8 Starkey Crescent	n/a	n/a	n/a	n/a	•	n/a		n/a	n/a	n/a	n/a
	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
	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
	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
	Unit 1 Fifth Avenue	n/a	n/a	n/a	n/a		Within 250m	7	Within 500	n/a	n/a	n/a
	Yearsley Bridge Adult Training Centre Huntington Road	Within 250	n/a	n/a	within 250m	n/a	Within 500m n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	26 Monkton Road 8 Dodsworth Avenue	n/a Within 250	n/a n/a	n/a n/a	n/a within 50m	n/a n/a	Mithin 50m		n/a Within 250	Intersects Within Zone 2 n/a	n/a n/a	n/a n/a
	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
	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
	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
	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
	Eighth Avenue Allotments	n/a	n/a	n/a	n/a	n/a	Within 500m		n/a	n/a	n/a	n/a
	1 Beans Way	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	440 Malton Road	Within 250	n/a	n/a	n/a		n/a		n/a	n/a	Entirely within corridor	n/a
	3 Whitby Drive 440 Malton Road	n/a Within 250	n/a n/a	n/a n/a	n/a n/a		n/a n/a		n/a n/a	n/a n/a	n/a Entirely within corridor	n/a n/a
	Stray Garth Community Home 7-9 Stray Garth	Within 250 Within 250	n/a n/a	n/a	n/a n/a		n/a n/a		n/a n/a	n/a n/a	n/a	n/a n/a
	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
	QED Books 1 Straylands Grove	Within 250	n/a	n/a	n/a		n/a		n/a	n/a	Intersects Corridor	n/a
	Land at Stockton Lane, York	n/a	n/a	n/a	n/a		n/a		n/a	n/a	Intersects Corridor	n/a
	Land north of Stockton Lane	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	n/a
	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
	City of York Hockey Club	n/a	n/a	n/a	n/a		n/a		n/a	n/a	Intersects Corridor	n/a
	Stockton Lane Land	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	n/a
	Stockton Lane Land	n/a	n/a	n/a	n/a	•	n/a		n/a	n/a	n/a	n/a
	Land south of Stockton Lane, York 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	Intersects Corridor
	Land off Stockton Lane Amalgomated sites South 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 n/a	Intersects Within Zone 2 Intersects Within Zone 2	Intersects Corridor Intersects Corridor	n/a Intersects Corridor
	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
	Monkstray Recreation ground	Intersects 50m	partly	Heworth Green/East Parade	within 50m	n/a	Within 500m		n/a	n/a	Intersects Corridor	n/a
	Amalgomated sites North of Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	Intersects Corridor	n/a
	Locomotive Inn Watson Street	Within 50m	n/a	n/a	within 50m	n/a	Entirely within AAI		Within 250	n/a	n/a	n/a
	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
	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		Within 500m		Within 250	n/a	n/a	n/a
	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
	23 Linton Street	Within 250	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	1-3 Acomb Road	Within 50m	n/a	n/a	within 50m	n/a	Within 500m		Within 50m	Entirely Within Zone 2	n/a	n/a
	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
	York Central	Intersects 50m	partly	Central Historic Core	within 50m	Within 50m	Intersects AAI		Intersects 50m	Intersects Within Zone 2	n/a	Intersects Corridor
	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
	Land at York RI Rugby Ground Park off Balfour Street, Leeman Road area.	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Within 500m Within 500m	n/a n/a	n/a Within 50m	Intersects Within Zone 2 Entirely Within Zone 2	Intersects Corridor n/a	n/a n/a
	RO Cavender Grove / Adj Ouse Acres allotment gardens	n/a Within 250	n/a n/a	n/a n/a	n/a n/a		n/a	n/a n/a	Within 50m Within 500	n/a	n/a n/a	n/a Entirely within corrido
	Salisbury Road former bowling green	n/a	n/a n/a	n/a	n/a n/a		n/a n/a	n/a n/a	Within 500 Within 50m	Intersects Within Zone 2	n/a n/a	n/a
	Land at Water End, Clifton	n/a	n/a	n/a	n/a	n/a	n/a		Within 250	Intersects Within Zone 2	n/a	n/a
	peans at trutte thu, ontoll	11/ 4	n/a	n/a	n/a		Within 50m	n/a	***************************************		1.1/ u	1.1/ u

	SITE DETAILS							•	REASON TAKEN FORWARD		
Call for Sites Ref	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
	Land at Usher Lane	GRADE 3	No	No	Yes	1.012		No	Considered as part of another site	No	N/A
	Westfield Lane	GRADE 3	No	No No	Yes	0.111		No	Considered as part of another site	No	N/A
	Clifton Gate Business Park Land to North & West of A1237/Wigginton Road roundabout	GRADE 3 GRADE 3	No No	No No	No No	0.000		No No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	Land between Moor Lane and Usher Lane	GRADE 3	No	Yes	Yes	18.660		No	Considered as part of another site	No	N/A
	Land betwene Haxby and Earswick	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Windsor Drive Wigginton	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land at Villa Pond	GRADE 3	No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Field to west of B1363, south of Mill Lane junction Windsor Drive, Wigginton, York	GRADE 3 GRADE 3	No No	No Yes	Yes Yes	0.000		No No	Failed Criteria 1 Failed Criteria 1	No No	N/A N/A
	Land between Haxby and Earswick SE6157	GRADE 3	No	Yes	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land at south of Station Road, Haxby	URBAN	No	No	Yes	0.000		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
	Land at Westfield Lane	GRADE 3	No	No	Yes	0.111		No	Under Threshold	No	N/A
	62 Mill lane Wigginton	GRADE 3	No	No	Yes	0.393		No	Under Threshold	No	N/A
	B1363/Wigginton No 7 Bridleway, Wigginton Station Road/ Calf Close Haxby	GRADE 3 URBAN	No No	No No	Yes Yes	0.151 0.025		No No	Under Threshold Under Threshold	No No	N/A N/A
	Enclosure Farm Main Street Heslington	Other	No	No	Yes	0.023		No	Already Committed Residential	No	N/A
	Patch House Main Street Heslington	Other	No	No	Yes	0.074		No	Already Committed Residential	No	N/A
	Heslington Estate Land	GRADE 2	No	Yes	Yes	345.070	No	No	Considered as part of another site	No	N/A
	Heslington Estate Land	Grade 3a	No	Yes	Yes	0.302		No	Considered as part of another site	No	N/A
	Lime tree Farm Land South of A64, Heslington	Grade 3a GRADE 2	Yes No	Yes	Yes	0.727 83.384		No No	Considered as part of another site	No No	N/A N/A
	Land South of A64, Heslington Land South of Low Lane, Heslington	GRADE 2 Grade 3a	No	Yes Yes	Yes Yes	83.384 0.475		No No	Considered as part of another site Considered as part of another site	No	N/A N/A
	Land south west of Heslington Playing Fields	Grade 3a	No	No	Yes	0.000		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
	Heslington West and East, University of York	Grade 2	No	Yes	Yes but under investigation	99.806		No	Not Submitted for Development	No	N/A
	1 Redgrave Close	Other	No	No No	Yes but under investigation	0.053		No	Already Committed Residential	No	N/A
	Laburnum House 1 Laburnum Garth Laburnum House 1 Laburnum Garth	Other Other	No No	No No	Yes but under investigation Yes but under investigation	0.066 0.066		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	77 Penyghent Avenue	Other	No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	56 Tang Hall Lane	Other	No	No	Yes	0.031		No	Already Committed Residential	No	N/A
	10 Thorn Nook	Other	No	No	Yes but under investigation	0.042		No	Already Committed Residential	No	N/A
	8 Starkey Crescent	Other	No	No	Yes	0.035		No	Already Committed Residential	No	N/A
	Laburnum House 1 Laburnum Garth 2a Mill Lane	Other Other	No No	No No	Yes but under investigation	0.041 0.024		No	Already Committed Residential	No	N/A N/A
	66 Heworth Green	Other	No	No	Yes Yes	0.024		No No	Already Committed Residential Already Committed Residential	No No	N/A
		Other	No	No	Yes	0.144		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
	Unit 1 Fifth Avenue	Other	No	No	Yes	0.025		No	Already Committed Residential	No	N/A
	Yearsley Bridge Adult Training Centre Huntington Road	Other	No	No	Yes	0.879		No	Already Committed Residential	No	N/A
	26 Monkton Road 8 Dodsworth Avenue	Other Other	No No	No No	Yes but under investigation Yes	0.031 0.026		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Land at Redeness Street/Hallfield Road	Other	No	No	Yes but under investigation	0.654		No	Considered as part of another site	No	N/A
	Horwell Brothers Ltd	Other	No	No	Yes but under investigation	0.154		No	Considered as part of another site	No	N/A
	Land at Layerthorpe and James St	Other	No	No	Yes but under investigation	0.069		No	Considered as part of another site	No	N/A
	Land at Layerthorpe and James St	Other	No	No	Yes but under investigation	0.571		No	Considered as part of another site	No	N/A
	Melrosegate Field Land at Heworth Croft	Other Other	No No	No No	Yes	0.000 0.065		No No	Failed Criteria 2 Under Threshold	No No	N/A N/A
	Eighth Avenue Allotments	Other	No	No	Yes but under investigation Yes	0.003		No	Under Threshold	No	N/A
	1 Beans Way	Other	No	No	No	0.055		No	Already Committed Residential	No	N/A
	440 Malton Road	Grade 3b	No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	3 Whitby Drive	Other	No	No	Yes	0.265		No	Already Committed Residential	No	N/A
	440 Malton Road	Grade 3b	No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	Stray Garth Community Home 7-9 Stray Garth Rowes Farm Bungalow Stockton Lane	Other Grade 3b	No No	No No	Yes but under investigation Yes	0.107 0.000		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	QED Books 1 Straylands Grove	Other	Yes	No	Yes but under investigation	0.163		No	Already Committee 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
	Land north of Stockton Lane	Other	No	No	Yes but under investigation	0.103		No	Considered as part of another site	No	N/A
	Open Pasture Land North of Stockton Lane	Other	No	No	No	0.104		No	Considered as part of another site	No	N/A
	City of York Hockey Club Stockton Lane Land	Other Other	No No	No No	Yes but under investigation	0.000 0.132		No No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	Stockton Lane Land Stockton Lane Land	Other	No No	No No	No No	0.132		No No	Considered as part of another site Considered as part of another site	No No	N/A N/A
	Land south of Stockton Lane, York	Grade 3a	No	No	No	27.206		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
	Amalgomated sites South of Stockton Lane	Grade 3a	No	Yes	No	29.867		No	Considered as part of another site	No	N/A
	Land off Stockton Lane	Grade 3b	No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Monkstray Recreation ground Amalgomated sites North of Stockton Lane	Other Other	No No	No No	Yes but under investigation	0.000		No No	Failed Criteria 2 Under Threshold	No No	N/A N/A
	Locomotive Inn Watson Street	Other	No No	No No	Yes but under investigation Yes	0.103		No No	Already Committed Residential	No No	N/A N/A
	Garages to R/O 11-21 Holly Bank Grove	Other	No	No	Yes	0.126		No	Already Committee Residential	No	N/A
492	63 Hobgate	Other	No	No	Yes	0.040	No	No	Already Committed Residential	No	N/A
	Land to West of 50 Acomb Road	Other	No	No	Yes but under investigation	0.083		No	Already Committed Residential	No	N/A
	Tarmac Ltd Ouseacres	Other	No	No	Yes	1.673		No	Already Committed Residential	No	N/A
	23 Linton Street 1-3 Acomb Road	Other Other	No No	No No	Yes but under investigation	0.000		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	1-3 Acomb Road Orchard House 8 Hamilton Drive East	Other	No No	No No	Yes but under investigation Yes but under investigation	0.000		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	York Central	Other	No	Yes	Yes	61.357		No	Considered as part of another site	No	N/A
	Park off Balfour Street	Other	No	No	Yes but under investigation	0.000		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
	Park off Balfour Street, Leeman Road area.	Other	No	No	Yes but under investigation	0.000		No	Failed Criteria 2	No	N/A
	RO Cavender Grove / Adj Ouse Acres allotment gardens	Other	No	No	Yes	0.000		No	Failed Criteria 2	No	N/A
61	Salisbury Road former bowling green	Other Other	No No	No No	Yes Yes but under investigation	0.243	No No	No No	Failed Criteria 3 Failed Criteria 3	No	N/A N/A
C70	Land at Water End, Clifton									No	

	SITE DETAILS									EN	VIRONMENTA	\L			
Call for Sites Ref	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk I 3b	Flood Zone 3a	Historic Character and Setting	Statuory 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
	171a Hull Road	0.032		Urban	Hull Road	883			n/a	no	no	no	no	no	no
	27 Ingleborough Avenue	0.046		Urban	Hull Road		_		n/a	no	no	no	no	no	no
	99 Millfield Lane Plot 5 Monks Cross Drive Huntington	0.094 0.881		Urban Suburban	Hull Road Huntington & New Earswick	1435	GDN Brownfield		n/a n/a	no no	no no	no no	no no	no	no no
	South of Monks Cross	13.380		Suburban	Huntington & New Earswick	52			ntersects zone 3a	partly	no	no	no	no	intersects
	Monks Cross Stadium, Kathryn Avenue	3.990		Suburban	Huntington & New Earswick	162			n/a	no	no	no	no	no	intersects
331	59 The Old Village Huntington	0.027	Yes	Suburban	Huntington & New Earswick	598	Greenfield	no r	n/a	no	no	no	no	no	no
	Beechwood Beechwood Hopgrove	0.141		Rural	Huntington & New Earswick				n/a	yes	no	no	no	no	no
	279 Huntington Road	0.145		Urban	Huntington & New Earswick	1096			ntersects zone 3a	no	no	partly	no	no	Adjacent
	580 Huntington Road Brecks Lane. Huntington	0.126 5.259		Suburban Suburban	Huntington & New Earswick Huntington & New Earswick	603			n/a n/a	no no	no no	no no	no no	intersects	no no
	Elm Tree Garage Car Park	0.385		Suburban	Huntington & New Earswick	715			ntersects zone 3a	no	no	no	no	no	no
	Monks Cross North	18.821		Adjacent to Suburban Area	Huntington & New Earswick	513			n/a	no	no	no	no	Adjacent	no
	Land at Crompton Farm	3.201		Adjacent to Large Village	Huntington & New Earswick		Greenfield		Adjacent	partly	no	no	no	no	Adjacent
	Land at Hopgrove Farm	31.121		Adjacent to Small Village	Huntington & New Earswick	94			Adjacent	partly	no	no	no	no	no
	North of Monks Cross Cement Works, Monks Cross	0.696 1.044		Suburban Suburban	Huntington & New Earswick Huntington & New Earswick	0	Greenfield Greenfield		n/a n/a	no no	no no	no no	no no	no	no no
	Chowdene Camping and Caravan Site	1.003		Rural	Huntington & New Earswick	133	Mixture		n/a	partly	no	no	no	no	intersects
	Land at North Lane Huntington	1.081		Adjacent to Suburban Area	Huntington & New Earswick		Greenfield		n/a	no	no	no	no	no	no
	Land off Broome Close and North lane Huntington	2.081		Adjacent to Suburban Area	Huntington & New Earswick				n/a	no	no	no	no	Adjacent	no
	Land at New Lane, Huntington, York	0.393		Rural	Huntington & New Earswick	182			n/a	no	no	no	no	no	Entirely Within
	Land to East of Fire Station, Earswick White Horse Farm, North Lane Huntington	13.549 2.517		Rural Rural	Huntington & New Earswick Huntington & New Earswick	266			n/a n/a	no partly	no no	no no	no no	Adjacent no	Adjacent no
	Monks Cross Shopping Park (phase 2) Julie Ave	0.141		Suburban	Huntington & New Earswick Huntington & New Earswick	0	Previously developm		n/a n/a	no	no	no	no	no	no
	Land off North Lane - Field Nos 4740 & 6436	5.556		Rural	Huntington & New Earswick	393			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 r	n/a	no	no	no	no	no	Adjacent to
	New Lane	4.642		Adjacent to Suburban Area	Huntington & New Earswick	792			n/a	no	no	no	no	no	intersects
	Land North of Monks Cross Land off Avon Drive Huntingotn	70.437 4.698		Adjacent to Suburban Area	Huntington & New Earswick	1095	Greenfield Greenfield		n/a n/a	no	no	no	no	contains entire	contains entire
	Land off Avon Drive Huntingoth Land between RO 47 Avon Drive and A1237	0.535		Adjacent to Suburban Area Adjacent to Suburban Area	Huntington & New Earswick Huntington & New Earswick	312			n/a n/a	no no	no no	no no	no no	no no	no Adjacent to
	Land off Garth Road, Huntington	1.117		Adjacent to Suburban Area	Huntington & New Earswick	131			n/a	no	no	no	no	no	no
	Land at New Lane, Huntington, York	4.199		Adjacent to Suburban Area	Huntington & New Earswick	754			n/a	no	no	no	no	no	intersects
	White Horse Farm, North lane Huntington	8.361		Adjacent to Suburban Area	Huntington & New Earswick	483			n/a	no	no	no	no	no	no
	White Horse Farm, North lane Huntington	5.345		Rural	Huntington & New Earswick	0	Mixture		n/a	partly	no	no	no	no	no
	White Horse Farm, North lane Huntington	14.701		Rural Suburban	Huntington & New Earswick	401			n/a	no	no	no	no	no no	no no
	Monks Cross Shopping Park (phase 2) Julie Ave Monks Cross Shopping Park (phase 2) Julie Ave	0.062 0.649		Suburban	Huntington & New Earswick Huntington & New Earswick	0	Previously developm Previously developm		n/a n/a	no no	no no	no no	no no	no	no
	Amalgomated sites off Malton Road/New lane	3.290		Rural	Huntington & New Earswick				n/a	partly	no	no	no	no	intersects
	Amalgomated Sites Hopgrove Farm to Monks Cross Link	33.637	Yes	Adjacent to Small Village	Huntington & New Earswick	94	Greenfield	no A	Adjacent	partly	no	no	no	no	no
	Amalgomated Sites at New Lane Huntington	16.269		Adjacent to Suburban Area	Huntington & New Earswick	1424			n/a	no	no	no	no	no	intersects
	Site North of Monks Cross	10.490		Rural	Huntington & New Earswick	0			n/a - /-	partly	no	no	no	no	no
	New Lane Monks Cross Land off New Lane Huntington	4.415 2.288		Rural Rural	Huntington & New Earswick Huntington & New Earswick	637 487			n/a n/a	Adjacent partly	no no	no no	no no	no	Adjacent to
	Land between Haxby and Ring Road	8.500		Rural	Huntington & New Earswick				n/a	yes	no	partly	no	no	no
	Haxby Road Farm	0.282		Rural	Huntington & New Earswick	196			n/a	yes	no	no	no	Adjacent	no
	Beechwood, Malton Road	11.355		Rural	Huntington & New Earswick	93	Mixture		n/a	yes	no	no	no	no	no
	SLIP INN SITE/South of Monks Cross	1.211		Adjacent to Suburban Area	Huntington & New Earswick				n/a	yes	no	no	no	no	no
	Land to North of A64 (T) Hopgrove Interchange, York Crompton Farm	2.055 0.604		Rural Adjacent to Large Village	Huntington & New Earswick Huntington & New Earswick				ntersects zone 3a n/a	yes ves	no	no no	no no	no	no no
	Old School Playing Field	5.754		Adjacent to Suburban Area	Huntington & New Earswick				n/a	partly	no	partly	no	no	Entirely Within
	Land to the South of A1237	6.676		Adjacent to Suburban Area	Huntington & New Earswick				ntersects zone 3a	partly	no	no	no	no	no
	Land to rear of Hopgrove PH	1.885		Rural	Huntington & New Earswick		Greenfield		Within zone 3a	yes	no	no	no	no	no
	Land North and Adj of Outer Ring road and Haxby Road	3.651		Rural	Huntington & New Earswick				n/a	yes	no	partly	no	no	no
	Land to Rear of 283/285 Huntington Road Land off Jockey Lane, Huntington	0.073 0.262		Urban Suburban	Huntington & New Earswick Huntington & New Earswick	1050	Greenfield Greenfield		ntersects zone 3a n/a	no no	no no	partly	no no	no	Adjacent no
	Land off Jockey Lane, Huntington Land at White Rose Grove, Westfield	0.262		Suburban	Huntington & New Earswick Huntington & New Earswick				<u>n/a</u> n/a	no	no	no	no	no	no
	Land off Alder Way, westfield	0.207		Suburban	Huntington & New Earswick	402			n/a	no	no	no	no	no	no
	Mille Crux sports ground	2.901		Urban	Huntington & New Earswick	888		no r	n/a	no	no	Yes	no	no	no
	Mille Crux sports ground	13.273		Urban	Huntington & New Earswick		Mixture		ntersects zone 3a	no	no	yes	no	no	no
	Northfields playing pitches Park Avenue, New Earswick	9.393 0.030		Adjacent to Urban Area Suburban	Huntington & New Earswick Huntington & New Earswick	465 298			n/a n/a	partly no	no no	partly	no no	no no	Adjacent no
	Park Avenue, New Earswick Park Avenue New Earswick 164e	0.030		Suburban	Huntington & New Earswick Huntington & New Earswick				<u>n/a</u> n∕a	no	no	no	no	no	no
	Sessions of York	0.327		Suburban	Huntington & New Earswick		Brownfield		ntersects zone 3a	no	no	partly	no	no	no
	121 The Mount	0.266	Yes	Urban	Micklegate	1142	Brownfield		n/a	no	no	no	no	no	no
	The Heads House 1 Love Lane	0.051		Urban	Micklegate				n/a	no	no	no	no	no	no
	Second Floor 41 Millfield Road	0.010		Urban	Micklegate		Brownfield		n/a - /-	no	no	no	no	no	no
	46 Scarcroft Road 41 Micklegate	0.018 0.014		Urban City Centre	Micklegate Micklegate	2074 1562	Brownfield Brownfield		n/a n/a	no no	no no	no no	no no	no no	no no
	Express-o 13 Bridge Street	0.014		City Centre	Micklegate	1435			Within zone 3a	no	no	Adjacent	no	no	no
	2 St Martins Lane	0.012		City Centre	Micklegate		Brownfield		n/a	no	no	no	no	no	no
	7 Charlton Street	0.021		Urban	Micklegate	2071	GDN		n/a	no	no	no	no	no	no
	51 Skeldergate	0.009		City Centre	Micklegate	2003			Entirely within 3a	no	no	partly	no	no	no
	Parkside Nursing Home 98-100 Bishopthorpe Road The Ruins 32a Dale Street	0.053 0.024		Urban Urban	Micklegate Micklegate	1730 2000			n/a n/a	no partly	no no	no no	no no	no no	no no
	South Bank Social Club 12 Ovington Terrace	0.024		Urban	Micklegate	1510			n/a n/a	no	no	no	no	no	no
	All Saints Church North Street	0.122		City Centre	Micklegate		Brownfield		Entirely within 3a	no	no	partly	no	no	no
	Moat Hotel Nunnery Lane	0.068		City Centre	Micklegate				n/a	no	no	no	no	no	no
441	Cygnet Inn Cygnet Street	0.076		Urban	Micklegate	2494	Brownfield	no r	n/a	no	no	no	no	no	no
	Promenade WMC St Benedict Court St Benedict Road	0.080		Urban	Micklegate				n/a	no	no	no	no	no	no
	4 Scarcroft Lane	0.013		Urban	Micklegate	2136			n/a	Enitrely	no	no	no	no	no
	96 Bishopthorpe Road 15 Albermarle Road	0.019 0.140		Urban Urban	Micklegate Micklegate				n/a n/a	no partly	no no	no no	no no	no	no no
	Toft Green R/O 112 Micklegate	0.140		City Centre	Micklegate				n/a n/a	no	no	no	no	no	no
	1 Reubens Court	0.012		City Centre	Micklegate				n/a	no	no	no	no	no	no
	The Bonding Warehouse Skeldergate	0.119		City Centre	Micklegate				Entirely within 3a	no	no	partly	no	intersects	no

	SITE DETAILS					SOCIAL				1			ECONOMIC						SCORES		
Call for	SITE NAME	Doctors	Nurserys	Primary	Secondary	Higher Education	Neighbourhood	Supermarket	Access to	Non-Frequent	Frequent Bus	Park & Ride	_	Railway Station	Adopted	Cycle	Residential	Residential	Residential	Employment	Employment
Sites Ref		SCORE	SCORE	School	School	Establishments	Parade SCORE	SCORE	Openspace	Bus routes	routes SCORE	stops SCORE	Walk SCORE	Cycle SCORE	Highways		Overall Score	Service Score	Transport	Overall Score	Transport
				SCORE	SCORE	SCORE			SCORE	SCORE					SCORE	SCORE			Score		Score
	Land at Water End, Clifton		0 () :	3 0	0	5	5 5		5 3	3 5	5 (0	3		5	3 3		_		
	171a Hull Road		5 2	2 5	5 3	5	5	5 4		4 3	5	5	3 0	1		5 3	5 1 5		3 20 5 16		
	27 Ingleborough Avenue 99 Millfield Lane		5 1	t :	3 2	3	5	5 5	5 4	4 2	3 5	5 2	2 0	1		0 1	1 40				
	Plot 5 Monks Cross Drive Huntington		2 () :	1 0	0	5	5	4	4 3	5	5 5	5 0	0)	5 3	3 3	-	_		
	South of Monks Cross Monks Cross Stadium, Kathryn Avenue		0 2	2 :	1 0	0	4	4		4 3	5	5 4	1 0	0)	5 5	5 3	-			
	59 The Old Village Huntington		5 () :	3 2	3	5	5 5	5 4	4 3 4 C	5	5 (0 0	0)	0 :	1 3			5 6	5
388	Beechwood Beechwood Hopgrove		0 () (0 0	0	1) :	2 0	0) (0	0)	0 (0 :	3	3 (0 ()
	279 Huntington Road		3 2	2 4	4 0	0	5	5 5	5	4 3	5	5 (0	1		0 3	3 3		_		
	580 Huntington Road Brecks Lane, Huntington		4 2) :	1 4	3	5	1 4		4 2	2 5	3	2 0	0)	5 7	3 4: 1 4:		_		
	Elm Tree Garage Car Park		5 1	L 4	4 2	3	5	5 5		5 3	3 5	5 (0 0	0)	5 3	3 4				_
	Monks Cross North		4 () 4	4 0	0	4	1 4	4	4 3	5	5 4	4 0	0		5	1 3	~		_	_
	Land at Crompton Farm Land at Hopgrove Farm	_	0 0) :	1 2	3	4	1 4	1	4 3	5	5 (1 0	0)	0 3	3 29 1 2		8 11		
	North of Monks Cross		0 () (0	5	5 4		4 3	3 5	5 4	4 0	0)	5 5	5 3:				
	Cement Works, Monks Cross		0 () (0 0	0	5	5	5 4	4 3	5	5 5	5 0	0)	5	3 3!				
	Chowdene Camping and Caravan Site Land at North Lane Huntington	_	3 4	1 3	3 0	0	4	4	4	4 3	5	5 4	1 0	0)	5 3	3 4: 1 30				_
	Land off Broome Close and North lane Huntington		4 () :	3 0	0	4	1 4	1	5 0) 3	3 (0 0	0		5 :	1 2			9 9	. <u> </u>
51	Land at New Lane, Huntington, York		3 4	1 3	3 0	0	4	4	4	4 3	5	5 5	5 0	0		0 5	5 40	0 2	_	3 22	2 18
	Land to East of Fire Station, Earswick White Horse Farm, North Lane Huntington		0 0) (0	0) 4	4 0) 3	3 (0	0)	5 2	1 1: 1 2:		3 13	9 9) 1
	Monks Cross Shopping Park (phase 2) Julie Ave	-	0 (<u> </u>	0 0	0	5	5 5	1	4 3	3 5	5 5	5 0	0		0 3	3 3				
118	Land off North Lane - Field Nos 4740 & 6436		2 () :	1 0	0	2	2 2	:	2 0) 3	3 (0	0		5 (0 1	7	9 8	8 8	8 8
	New Lane, huntington		2 2	2 4	4 0	3	4	4	4	4 3	5	5 4	1 0	0		5 3	3 4:				
	New Lane Land North of Monks Cross		4 4		4 0 4 0	0	2	2 2	1	5 7) 5	3 4	+ <u>1</u> 0	0	1	5 5	5 40 1 30				_
	Land off Avon Drive Huntingotn		3 () (0	0	4	1 4		4 C	5	5 (0	0)	5 3	3 2				_
	Land between RO 47 Avon Drive and A1237		3 () (0	0	4	1 4	4	4 C) 3	3 (0	0		5 :	1 2			9 9)
	Land off Garth Road, Huntington Land at New Lane, Huntington, York		3 () :	1 0	0	4	1 4		2 2	2 3	3 3	1 0	0)	0 1	1 2:			24	9 9
	White Horse Farm, North lane Huntington		4 () 4	4 0	0	4	2	2	4 2	2 3	3 4	4 0	0)	0 :	1 2				
	White Horse Farm, North lane Huntington		0 () (0 0	0	C) () (0 0	0) 2	2 0	0)	5 (0	7	0 :	7	7
	White Horse Farm, North lane Huntington Monks Cross Shopping Park (phase 2) Julie Ave		2 () :	0 0	0	2	2 2	2	4 0) 3	3 2	2 0	0)	5 1	1 2: 3 3!		_		
	Monks Cross Shopping Park (phase 2) Julie Ave		0 0		0 0	0	5	5 5	, .	4 3	3 5	5 5	5 0	0)	5 5	5 3		_		
306	Amalgomated sites off Malton Road/New lane		3 4	1 3	3 0	0	2	2 2		4 3	5	5 4	4 0	0)	5	3	_			
	Amalgomated Sites Hopgrove Farm to Monks Cross Link		0 (0	0	2	2 2	2 4	4 2	2 3	- 4	4 0	0)	5 1	1 2		8 15		
	Amalgomated Sites at New Lane Huntington Site North of Monks Cross		0 () (-	3	2	2 2		4 3	2 3	3 4	4 0	0)	5 5	5 4 ¹ 1 2:		8 15		
	New Lane Monks Cross		4 4	1 4	4 0	0	4	1 4	. 4	4 3	3 5	5 4	4 0	0)	5 3	3 4				
	Land off New Lane Huntington		3 4	1	3 0	0	4	1 4	4	4 3	5	5 4	4 0	0)	5 3	3 4:				
	Land between Haxby and Ring Road Haxby Road Farm		0 2	2 (3 4	3	1) 4	4 3	5	5 (0)	5 3	3 3	-			
	Beechwood, Malton Road		0 () (0 0	0	1) 4	4 0	0 0) (0 0	0)	5 (0 10		5 5	5 5	5
	SLIP INN SITE/South of Monks Cross		0 () (0 0	0	4	1 4		4 2	2 5	5 4	4 0	0)	5 :	1 29	_	2 17		_
	Land to North of A64 (T) Hopgrove Interchange, York Crompton Farm	_	0 () (0 0	0	1) 4	4 2	2 0	5 (0	0		5 (0 1:		0 16		
	Old School Playing Field		2 4	1 4	4 4	5	4	1 4		5 3	5 5	5 (0 0	0)	5 3	3 4	-			
	Land to the South of A1237		0 4		1 4	5	C	0) 4	4 3	5	5 (0	0		0 3	3 25		8 11	1 15	5 1:
263	Land to rear of Hopgrove PH Land North and Adj of Outer Ring road and Haxby Road	_	0 (0 0	0	5	5 0) 4	4 2	2 0) (0 0	0		5 (0 <u>1</u> 0		0 16	5 16	-
646	Land to Rear of 283/285 Huntington Road		3 4	<u> </u>	5 0	0	5	5 5	, .	4 3	5 5	5 (0 0	1		0 3	3 3		_		
640	Land off Jockey Lane, Huntington		0 2	2	3 4	3	4	1 4		4 3	5	5	3 0	0		5	3 4:	3 2	4 19	9 21	1 19
	Land at White Rose Grove, Westfield Land off Alder Way, westfield		5 1	L 3	3 2	3	5	5 5	i !	5 3	5	5 (0	0		5 5	5 4 ¹		_		
	Mille Crux sports ground		2 1		0 0	0	1	1		4 3	3 5	5 (0	1	<u>'</u>	5 1	1	0	0 (0 (
140	Mille Crux sports ground		2 (4 0	0	2	2 2	!!!!	5 3	3 5	5 (0	1		5	3	0	0 (0 ()
	Northfields playing pitches Park Avenue, New Earswick		2 () (0 0	0	1		4	4 2	2 5	5 (0	1 0		5 3	3 (0 7 2	0 (9 13	0 (
	Park Avenue, New Earswick Park Avenue New Earswick 164e	-	0 4	1 3	3 4	5	4	1 4	1 - 4	4 3	5 5 5	5 (0	0		0	1 3			9 13	
644	Sessions of York		0 4		1 4	3	4	. 5	j .	4 3	3 5	5 (0	1		5	3 4:	2 2	5 17	7 21	1 17
	121 The Mount	_	0 1	_	5	5	5	5 4	!	5 3	5	5	3 1	5	<u> </u>	5 3	3 50				
	The Heads House 1 Love Lane Second Floor 41 Millfield Road		4 2	2 (3 3	5	5	5 5	; 4	5 3	3 5	5) 1 3 1	5		5	1 4: 3 5!		_		
357	46 Scarcroft Road		0 4	-	5 5	5	5	·	<u> </u>	5 3	3 5	5 3	3 1	5		5 3	3 59	9 3	4 25	5 29	9 25
	41 Micklegate		0 4		3	3	5	5 5	. !	5 3	5	5 5	3	5		5 3	3 5				
	Express-o 13 Bridge Street 2 St Martins Lane		0 /		0 2	3	4	5 5	;	5 3	3 5	5 5	5 3	5	`	5 5	5 1 5				
394	7 Charlton Street		5 1		3 4	3	5	5 5	<u> </u>	5 3	5	5 3	3 1	5		5	1 5		_		
	51 Skeldergate		0 4	· 	2	3	5	, -		5 3	5	5 5	5 1	5		5 3	3 5:				
	Parkside Nursing Home 98-100 Bishopthorpe Road The Ruins 32a Dale Street		0 /	1 3	5 5	3	5	5 5)	5 3	5 5	5	3 0 5 2	5		5 1	1 5 ⁴		_		
425	South Bank Social Club 12 Ovington Terrace		4 1	L !	5 5	3	5	5 5	<u> </u>	5 3	3	3 (0 0	3	<u> </u>	5 3	3 50				
426	All Saints Church North Street		0 4		0 2	5	4	5	;	5 3	5	5 5	5 3	5	i	5	3 54	4 2	5 29	33	3 29
	Moat Hotel Nunnery Lane	_	0 4		3 5	3	5	5 5		5 3	5	5 5	3	5	<u> </u>	5 3	3 5				
	Cygnet Inn Cygnet Street Promenade WMC St Benedict Court St Benedict Road	+	0 4	•	5 4	3	5	5 5	;	5 3	3 5	5 5	3 1	5	1	5 3	3 6: 3 50		_		
484	4 Scarcroft Lane		0 4	1 !	5 5	5	5	5 5	5	5 3	3 5	5	5 3	5	i	5	1 6:	1 3	4 27	7 31	1 27
	96 Bishopthorpe Road	_	5 1	• •	3 5	3	5	,		5 3	5	5	3 0	5	<u> </u>	5 1	1 5				
	15 Albermarle Road Toft Green R/O 112 Micklegate		0 4		3 5 0 3	5	5	5 5	;	5 3 5 3	5	5 .	5 0 5 5	5	1	5 5	3 5! 1 5				
521	1 Reubens Court		0 4		3	3	5	5 5		5 3	3 5	5	5 3	5		5 3	3 54	4 2	5 29	9 33	3 29
522	The Bonding Warehouse Skeldergate		0 4	1 (2	3	5	5 5	i :	5 3	5	5	4 1	5		5	5 5	2 2	4 28	32	2 28

	SITE DETAILS		hama a second	la	la n	la	I		NTAL CONSID		Inc	
Call for Sites Ref	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
	171a Hull Road	Within 250	n/a	n/a	n/a	n/a	n/a	'	n/a	n/a	n/a	n/a
	27 Ingleborough Avenue	n/a	n/a	n/a	n/a	n/a	n/a	.,, -	n/a	n/a	n/a	n/a
	99 Millfield Lane Plot 5 Monks Cross Drive Huntington	Within 250 n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		n/a n/a	n/a n/a	n/a n/a	n/a n/a
	South of Monks Cross	n/a	n/a	n/a	n/a	, r ·	n/a		n/a	n/a	Intersects Corridor	n/a
	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
	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
	Beechwood Beechwood Hopgrove	Within 250	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	279 Huntington Road	n/a	n/a	n/a	n/a	n/a	n/a		n/a	Intersects Within Zone 2	n/a	n/a
	580 Huntington Road	Within 250	n/a	n/a	within 50m	n/a	n/a		n/a	Intersects Within Zone 2	n/a	n/a
	Brecks Lane, Huntington Elm Tree Garage Car Park	n/a Within 50m	n/a Yes	n/a New Earswick	within 250m within 50m	n/a n/a	n/a n/a		n/a n/a	n/a Intersects Within Zone 2	n/a n/a	n/a n/a
	Monks Cross North	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	Land at Crompton Farm	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
	North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	7	n/a	n/a	n/a	n/a
	Cement Works, Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	•	n/a	n/a	n/a	n/a
	Chowdene Camping and Caravan Site	n/a	n/a n/a	n/a	n/a	n/a	n/a		n/a n/a	n/a	Intersects Corridor	n/a
	Land at North Lane Huntington 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 n/a	7	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	Land at New Lane, Huntington, York	n/a n/a	n/a	n/a	n/a	Within 250m	n/a	•	n/a	n/a	n/a	n/a
	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	Intersects Corridor
	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
	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
	Land off North Lane - Field Nos 4740 & 6436	n/a	n/a	n/a	n/a	n/a	n/a	7	n/a	n/a	n/a	Intersects Corridor
	New Lane, huntington		n/a	n/a	n/a		n/a	•	n/a	n/a	n/a	n/a
	New Lane Land North of Monks Cross	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects 250m	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2	Intersects Corridor n/a	n/a
	Land North of Monks Cross 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	n/a n/a	7	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor Intersects Corridor
	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	Intersects Corridor
	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	Intersects Within Zone 2	Intersects Corridor	n/a
	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
	White Horse Farm, North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	7	n/a	n/a	n/a	Intersects Corridor
	White Horse Farm, North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	•	n/a	n/a	n/a	Intersects Corridor
	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 n/a	•	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	Monks Cross Shopping Park (phase 2) Julie Ave Amalgomated sites off Malton Road/New Iane	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	7	n/a n/a	n/a n/a	Intersects Corridor	n/a n/a
	Amalgomated Sites Hopgrove Farm to Monks Cross Link	n/a	n/a	n/a	n/a	n/a	n/a	•	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
	Amalgomated Sites at New Lane Huntington	Within 50m	n/a	n/a	n/a	Within 50m	n/a	•	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Site North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	7	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
	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
	Land between Haxby and Ring Road	n/a	n/a	n/a	n/a	n/a	n/a	•	n/a	n/a	n/a	Intersects Corridor
	Haxby Road Farm Beechwood, Malton Road	n/a Within 250	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a Intersects Corridor
	SLIP INN SITE/South of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	7	n/a	n/a	Entirely within corridor	n/a
	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
	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
	Land to the South of A1237	n/a	n/a	n/a	n/a	n/a	n/a		n/a	Intersects Within Zone 2	n/a	Intersects Corridor
	Land to rear of Hopgrove PH	n/a	n/a	n/a	n/a	n/a	n/a		n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Land North and Adj of Outer Ring road and Haxby Road Land to Rear of 283/285 Huntington Road	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	•	n/a n/a	n/a Intersects Within Zone 2	n/a n/a	Intersects Corridor n/a
	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
	Land at White Rose Grove, Westfield	Within 250	Yes	New Earswick	within 50m	n/a	n/a		n/a	Intersects Within Zone 2	n/a	n/a
	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
	Mille Crux sports ground	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a
	Mille Crux sports ground		partly	Nestle Rowntree	within 50m	n/a	Within 500m	•	n/a	Intersects Within Zone 2	n/a	n/a
	Northfields playing pitches Park Avenue. New Earswick	n/a n/a	n/a n/a	n/a n/a	n/a within 250m	n/a n/a	n/a n/a	•	n/a n/a	Intersects Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a n/a
	Park Avenue, New Earswick Park Avenue New Earswick 164e	n/a n/a	n/a n/a	n/a n/a	within 250m	n/a n/a	n/a n/a		n/a n/a	Entirely Within Zone 2 Entirely Within Zone 2	n/a n/a	n/a n/a
	Sessions of York	Within 50m	n/a	n/a	within 250m	n/a	n/a	•	n/a	Intersects Within Zone 2	n/a	n/a
	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
	The Heads House 1 Love Lane	Within 50m	n/a	n/a	within 50m	n/a	Entirely within AAI		Within 250	n/a	Entirely within corridor	n/a
	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
	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
	41 Micklegate Express- o 13 Bridge Street	Within 50m Intersects 50m	Yes	Central Historic Core Central Historic Core	within 50m within 50m	Within 250m Within 250m	Entirely within AAI Entirely within AAI	Ü	Within 50m Within 50m	n/a Intersects Within Zone 2	n/a n/a	n/a n/a
	2 St Martins Lane	Intersects 50m	Yes Yes	Central Historic Core	within 50m	Within 250m Within 250m	Entirely within AAI	Micklegate Micklegate	Within 50m	n/a	n/a n/a	n/a n/a
	7 Charlton Street	Within 250	n/a	n/a	within 250m	Within 250m	Within 50m		Within 250	n/a	n/a	n/a
	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
	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
	The Ruins 32a Dale Street	Within 50m	partly	Central Historic Core	within 50m	Within 250m	Entirely within AAI		Within 50m	n/a	Intersects Corridor	n/a
	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
	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
	Moat Hotel Nunnery Lane	Intersects 50m	Yes	Central Historic Core n/a	within 50m within 50m	Within 50m	Entirely within AAI		Within 50m Within 250	n/a	Intersects Corridor	n/a n/a
	Cygnet Inn Cygnet Street Promenade WMC St Benedict Court St Benedict Road	Within 50m Within 250	n/a n/a	n/a n/a	within 50m within 250m	Within 250m Within 250m	Entirely within AAI Entirely within AAI	The Mount	Within 250 Within 50m	n/a n/a	n/a n/a	n/a n/a
	4 Scarcroft Lane	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI		Within 50m	n/a	Entirely within corridor	n/a
	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
	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
	Toft Green R/O 112 Micklegate	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	•	Within 50m	n/a	n/a	n/a
	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
	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

-II &- ·-	SITE DETAILS	A mula collection of the colle		DDOW''	DDOWthin soc	Daniel 2 1	Amalus - 4 f	Anal d f	REASON TAKEN FORWARD	Allerini	-
all for tes Ref	SITE NAME	Classification	ree rotection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Re
672	Land at Water End, Clifton	Other N	lo	No	Yes	0.012	No	No	Under Threshold	No	N/A
	171a Hull Road		lo	No	Yes but under investigation	0.012		No	Already Committed Residential	No	N/A
	27 Ingleborough Avenue		lo	No	Yes	0.046		No	Already Committed Residential	No	N/A
	99 Millfield Lane		lo	No	Yes but under investigation	0.094		No	Already Committed Residential	No	N/A
	Plot 5 Monks Cross Drive Huntington		lo	No	No	0.881		No	Already Committed Emp	No	N/A
	South of Monks Cross	Other N	lo	No	No	11.301	No	No	Already Committed Emp	No	N/A
	Monks Cross Stadium, Kathryn Avenue		lo	No	No	2.112		No	Already Committed Other	No	N/A
331	59 The Old Village Huntington	Other N	lo	No	Yes	0.027	No	No	Already Committed Residential	No	N/A
388	Beechwood Beechwood Hopgrove	GRADE 3	lo	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
499	279 Huntington Road	Other N	lo	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
540	580 Huntington Road	Other N	lo	No	Yes	0.126	No	No	Already Committed Residential	No	N/A
560	Brecks Lane, Huntington	Grade 3a N	lo	No	No	1.378	No	No	Already Committed Residential	No	N/A
642	Elm Tree Garage Car Park	Other N	lo	No	Yes	0.385	No	No	Completed	No	N/A
189	Monks Cross North	Grade 3a	lo	No	No	18.821	No	No	Considered as part of another site	No	N/A
	Land at Crompton Farm		lo	No	Yes	0.000		No	Considered as part of another site	No	N/A
157	Land at Hopgrove Farm	Grade 3b	lo	Yes	Yes	0.000		No	Considered as part of another site	No	N/A
	North of Monks Cross		lo	No	No	0.696		No	Considered as part of another site	No	N/A
	Cement Works, Monks Cross		lo	No	No	1.044		No	Considered as part of another site	No	N/A
3	Chowdene Camping and Caravan Site	Other N	lo	No	No	0.000		No	Considered as part of another site	No	N/A
	Land at North Lane Huntington		lo	No	Yes	1.081		No	Considered as part of another site	No	N/A
	Land off Broome Close and North lane Huntington		lo	No	No	2.081		No	Considered as part of another site	No	N/A
	Land at New Lane, Huntington, York		lo	No	No	0.000		No	Considered as part of another site	No	N/A
	Land to East of Fire Station, Earswick		es	No	No	13.549		No	Considered as part of another site	No	N/A
	White Horse Farm, North Lane Huntington		lo	No	No	2.484		No	Considered as part of another site	No	N/A
	Monks Cross Shopping Park (phase 2) Julie Ave		lo	No	No	0.141		No	Considered as part of another site	No	N/A
	Land off North Lane - Field Nos 4740 & 6436		lo	No	No	5.554		No	Considered as part of another site	No	N/A
	New Lane, huntington		lo	No	No	11.627		No	Considered as part of another site	No	N/A
	New Lane		lo	No	Yes but under investigation	2.132		No	Considered as part of another site	No	N/A
	Land North of Monks Cross		es	No	No	65.985		No	Considered as part of another site	No	N/A
	Land off Avon Drive Huntingotn		lo	No	Yes	4.698		No	Considered as part of another site	No	N/A
	Land between RO 47 Avon Drive and A1237		lo	No	No	0.535		No	Considered as part of another site	No	N/A
	Land off Garth Road, Huntington		lo	No	No	1.117		No	Considered as part of another site	No	N/A
	Land at New Lane, Huntington, York		lo	No	Yes but under investigation	2.132		No	Considered as part of another site	No	N/A
	White Horse Farm, North lane Huntington		lo	No	No	8.361		No	Considered as part of another site	No	N/A
	White Horse Farm, North lane Huntington		lo	No	Yes	5.324		No	Considered as part of another site	No	N/A
	White Horse Farm, North lane Huntington		lo	No	No	14.701		No	Considered as part of another site	No	N/A
	Monks Cross Shopping Park (phase 2) Julie Ave		lo	No	No	0.062		No	Considered as part of another site	No	N/A
	Monks Cross Shopping Park (phase 2) Julie Ave		es	No	No	0.649		No	Considered as part of another site	No	N/A
	Amalgomated sites off Malton Road/New lane		lo	No	Yes but under investigation	0.000		No	Considered as part of another site	No	N/A
	Amalgomated Sites Hopgrove Farm to Monks Cross Link		lo	Yes	Yes	2.484		No	Considered as part of another site	No	N/A
	Amalgomated Sites at New Lane Huntington		lo	No	Yes but under investigation	13.756		No	Considered as part of another site	No	N/A
	Site North of Monks Cross		lo	No	Yes	10.350		No	Considered as part of another site	No	N/A
	New Lane Monks Cross		lo	No	Yes but under investigation	4.407		No	Considered as part of another site	No	N/A
	Land off New Lane Huntington		lo	No	Yes but under investigation	0.000		No	Considered as part of another site	No	N/A
	Land between Haxby and Ring Road		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Haxby Road Farm		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Beechwood, Malton Road		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	SLIP INN SITE/South of Monks Cross		lo	No	No	0.000		No	Failed Criteria 1	No	N/A
	Land to North of A64 (T) Hopgrove Interchange, York		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Crompton Farm		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Old School Playing Field		es	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land to the South of A1237		lo	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land to rear of Hopgrove PH		es	No	Yes	0.000		No	Failed Criteria 1	No No	N/A
	Land North and Adj of Outer Ring road and Haxby Road		lo lo	No No	Yes	0.000		No	Failed Criteria 1	No No	N/A
	Land to Rear of 283/285 Huntington Road		lo	No	Yes	0.000		No	Failed Criteria 1	No No	N/A
	Land off Jockey Lane, Huntington		lo lo	No No	No	0.000		No No	Failed Criteria 2	No No	N/A
	Land at White Rose Grove, Westfield		lo lo	No No	Yes	0.000		No	Failed Criteria 2	No No	N/A
	Land off Alder Way, westfield		lo	No No	Yes	0.000		No No	Failed Criteria 2	No No	N/A
	Mille Crux sports ground Mille Crux sports ground		es	No Voc	Yes	0.000		No No	Not Submitted for Development	No No	N/A N/A
	Northfields playing pitches		lo lo	Yes No	Yes Yes	0.000		No	Not Submitted for Development Not Submitted for Development	No No	N/A N/A
	Park Avenue, New Earswick		lo lo	No No		0.237		No No	Under Threshold	No No	N/A N/A
	Park Avenue, New Earswick Park Avenue New Earswick 164e		10 Io	No	Yes Yes	0.030		No	Under Threshold Under Threshold	No	N/A N/A
	Sessions of York		10 Io	No	Yes	0.022		No	Under Threshold Under Threshold	No No	N/A N/A
	121 The Mount		10 Io	No	Yes but under investigation	0.117		No	Already Committed Residential	No No	N/A N/A
	The Heads House 1 Love Lane		10 Io	No	Yes but under investigation Yes but under investigation	0.266		No	Already Committed Residential	No No	N/A N/A
	Second Floor 41 Millfield Road		10 Io	No	Yes but under investigation Yes but under investigation	0.001		No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	46 Scarcroft Road		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	41 Micklegate		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Express-o 13 Bridge Street		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	2 St Martins Lane		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	7 Charlton Street		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	51 Skeldergate		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Parkside Nursing Home 98-100 Bishopthorpe Road		lo	No	Yes but under investigation	0.053		No	Already Committed Residential	No	N/A
	The Ruins 32a Dale Street		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	South Bank Social Club 12 Ovington Terrace		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	All Saints Church North Street		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Moat Hotel Nunnery Lane		lo	No	Yes but under investigation	0.113		No	Already Committed Residential	No	N/A
	Cygnet Inn Cygnet Street		lo	No	Yes but under investigation	0.068		No	Already Committed Residential	No	N/A
	Promenade WMC St Benedict Court St Benedict Road		lo	No	Yes but under investigation	0.076		No	Already Committed Residential	No	N/A
	4 Scarcroft Lane		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	96 Bishopthorpe Road		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
500			lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	Toft Green R/O 112 Micklegate		lo	No	Yes but under investigation	0.000		No	Already Committed Residential	No	N/A
	1 Reubens Court		lo	No	-	0.000		No	Already Committed Residential	No	N/A
	1 venneus conit		lo lo	טוון	Yes but under investigation	0.000	No No	INU	Aireauy Committed Residential	INU	IN/ A

	SITE DETAILS									EN	VIRONMENT <i>A</i>	\L			
Call for Sites Ref	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	Statuory 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
	Land at Middlethorpe, York	7.876		Adjacent to Suburban Area	Micklegate	140	Greenfield	partly	Intersects zone 3a	partly	no	no	no	intersects	no
	Parkside Commercial Centre, Terry Avenue	0.560	_	Urban	Micklegate	2080	+	Partly	Entirely within 3a	no	no	partly	no	no	no
	Prospect and Oliver House, Bishophill Junior Land at Albermarle rd York	0.180 0.096		City Centre Urban	Micklegate Micklegate	2174 1176			n/a n/a	no no	no no	no no	no no	no	no
	15 Murton Way	0.030		Suburban	Osbaldwick	584			Adjacent	no	no	no	no	no	no
	Hauliers yard & Warehouse Smary Lane Murton	0.109		Small Village	Osbaldwick	121		no	n/a	no	no	no	no	no	no
466	, , , , , , , , , , , , , , , , , , , ,	3.761		Suburban	Osbaldwick	773		Partly	Intersects zone 3a	no	no	no	no	no	no
	Blue Coat Farm, Murton Lane	0.389		Rural	Osbaldwick	121			n/a	no	no	no	no	no	no
	South of Murton Industrial Estate Freehold land on the west side of Murton Way	0.472 0.711		Rural Rural	Osbaldwick Osbaldwick	70	Brownfield Greenfield		n/a Within zone 3a	no partly	no no	no no	no no	no	no
	North of Murton Way Osbaldwick	3.767		Adjacent to Suburban Area	Osbaldwick	_	Greenfield		Intersects zone 3a	no	no	no	no	Adiacent	no
	Land at Holly Tree Farm	1.514		Rural	Osbaldwick		Mixture	partly	Intersects zone 3a	partly	no	no	no	no	no
32	Field off Outgang Lane Osbaldwick	2.386		Rural	Osbaldwick	28	Greenfield		n/a	no	no	no	no	no	no
	Land west of Outgang Lane	2.004		Rural	Osbaldwick	_	Greenfield		n/a	no	no	no	no	no	no
	Land north of disused railway line, North of Murton Way.	18.325		Adjacent to Suburban Area	Osbaldwick	451			n/a	no	no	no	no	no	no
	Brook Nook, Murton Way Land off Metcalfe Lane Obsbaldwick	1.632 3.396		Suburban Adjacent to Suburban Area	Osbaldwick Osbaldwick		Mixture Greenfield	partly no	Intersects zone 3a n/a	partly no	no no	no no	no no	no	no no
	Bad Bargain Lane. Osbaldwick	2.495		Rural	Osbaldwick	341	Greenfield		n/a	no	no	no	no	no	no
143	Land to the east of Metcalf Lane	1.503		Adjacent to Suburban Area	Osbaldwick	193			n/a	no	no	no	no	no	no
	Murton Way, Osaldwick	6.393		Adjacent to Suburban Area	Osbaldwick	598		partly	Within zone 3a	no	no	no	no	contains entire	no
	Land of Murton Way, Osbaldwick	6.393		Adjacent to Suburban Area	Osbaldwick	598		1	Within zone 3a	no	no	no	no	contains entire	no
	Land at Murton Way Land at Murton Way, Osbaldwick	4.355 3.267	_	Adjacent to Suburban Area Rural	Osbaldwick Osbaldwick		Greenfield Greenfield		Within zone 3a	partly	no	no no	no no	no	no
	North side Murton Way, Osbaldwick North side Murton Way opposite Holly tree Cottage	1.631		Adjacent to Suburban Area	Osbaldwick	_	Greenfield Previously developm	/	Intersects zone 3a Within zone 3a	yes yes	no no	no no	no no	no no	no no
	Land of Murton Way, Osbaldwick	18.325		Adjacent to Suburban Area	Osbaldwick	451		no	n/a	no	no	no	no	no	no
309	Amalgomated Sites North of Murton Way 2	29.671	Yes	Adjacent to Suburban Area	Osbaldwick		Mixture	Partly	Intersects zone 3a	no	no	no	no	Contains Entire	no
	Amalgomated Sites east of Metcalfe Lane	4.899		Adjacent to Suburban Area	Osbaldwick	345			n/a	no	no	no	no	no	no
	Amalgomated Sites North of Murton Way 3	4.391		Rural	Osbaldwick	54	Greenfield		n/a	no	no	no	no	no	no
	Amalgomated Sites North of Murton Way 4 Amalgomated sites North of Murton Way	22.717 6.538		Adjacent to Suburban Area Adjacent to Suburban Area	Osbaldwick Osbaldwick	451 618	Greenfield Mixture		n/a Within zone 3a	no no	no no	no no	no no	no contains entire	no no
	Land east of Metcalfe Lane	2.871		Adjacent to Suburban Area	Osbaldwick	593			Adjacent	no	no	no	no	no	no
	Amalgomated Sites South of Murton Way	3.146	_	Rural	Osbaldwick		Mixture	Partly	Intersects zone 3a	partly	no	no	no	no	no
29	East of Metcalfe Lane	99.384		Adjacent to Suburban Area	Osbaldwick	1417	' Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no
	Gardeb between 15-17 Murton Way Osbaldwick	0.144		Suburban	Osbaldwick	579		no	Adjacent	no	no	no	no	no	no
	Amalgomated sites north of Murton Way	9.965		Adjacent to Suburban Area	Osbaldwick Bural West	211	Greenfield Greenfield	Partly	Intersects zone 3a	partly	no	no	no	no no	no
	Copmanthorpe Lodge Farm Moor Lane 88 Station Road Upper Poppleton	0.194 0.074		Rural Large Village	Rural West Rural West	83			n/a n/a	no no	no no	no no	no no	no	no no
	Leisure Solutions of York 12a Lime Garth Upper Poppleton	0.028	_	Large Village	Rural West	582	+		n/a	no	no	no	no	no	no
	Brackenhill Askham Bryan Lnae	2.389	Yes	Rural	Rural West	2	2 Brownfield	no	n/a	no	no	no	no	no	no
	Eva Lea 18 Horseman Lane Copmanthorpe	0.099	_	Village	Rural West		Brownfield		n/a	no	no	no	no	no	no
	Barn to South of Greystone Church Lane Nether Poppleton	0.513		Large Village	Rural West	_	Brownfield		n/a	Adjacent	no	no	no	no	no
	97 Station Road Upper Poppleton Grange Farm Hodgson Lane Upper Poppleton	0.692 0.215		Adjacent to Large Village Rural	Rural West Rural West	63			n/a n/a	partly no	no no	no no	no no	no	no no
	27 Horseman Lane	0.083		Village	Rural West		' Brownfield		n/a	no	no	no	no	no	no
	21 Drome Road Copmanthorpe	0.053		Small Village	Rural West	153			n/a	Adjacent	no	no	no	no	no
	Fox and Hounds 39 Top Lane Copmanthorpe	0.377		Village	Rural West		Brownfield		n/a	no	no	no	no	no	no
	16 Midway Avenue Nether Poppleton	0.084		Large Village	Rural West		GDN		n/a	no	no	no	no	no	no
	6 Low Green Copmanthorpe The Old Vicarage Main Street Askham Richard	0.087 0.034		Village Small Village	Rural West Rural West	855	GDN Greenfield		n/a n/a	no ves	no	no no	no no	no	no no
	1 Station Road Upper Poppleton	0.034		Large Village	Rural West		B Brownfield		n/a	no	no	no	no	no	no
	Norht of Great North Way, York Business Park	3.517		Suburban	Rural West		Mixed		Intersects zone 3a	no	no	no	no	intersects	no
	Wheatlands	4.161		Rural	Rural West	55	Greenfield	no	n/a	no	no	no	no	no	Adjacent to
	Bullers Flat Field No 05.6400	1.524		Adjacent to Suburban Area	Rural West		Greenfield		n/a	no	no	no	no	no	no
	The Paddock, Acomb Grange Land at Propsect Farm Poppleton	0.223		Rural Rural	Rural West	604	Greenfield		n/a	no	no	no	no	no	no
	Back lane Knapton, RO of Acomb	4.739 4.850		Adjacent to Suburban Area	Rural West Rural West	703	Mixture Greenfield		n/a n/a	no partly	no no	no no	no no	no	no no
	Land at Westview Close, Acomb	0.571		Adjacent to Suburban Area	Rural West		Greenfield		n/a	no	no	no	no	no	no
	Land at Ten Thorn Lane, Knapton	3.431	Yes	Adjacent to Suburban Area	Rural West		Greenfield		n/a	partly	no	no	no	no	Adjacent
	Land at Main Street, Knapton	0.329		Rural	Rural West		Greenfield		n/a	Adjacent	no	no	no	no	no
	Land south of Hackness Road	2.570		Rural	Rural West		Greenfield		n/a	no	no	no	no	no	no
	North Field between Knapton and Northfield School Land at Boroughbridge Road /Millfield Lane Site 2	5.478 6.186		Adjacent to Suburban Area Adjacent to Suburban Area	Rural West Rural West		Greenfield Greenfield		n/a n/a	partly no	no no	no no	no no	no no	no no
	South of Millfield Lane	4.896		Adjacent to Suburban Area Adjacent to Suburban Area	Rural West		Greenfield		n/a n/a	no	no	no	no	no	no
	Back Lane Wetherby Road Knapton	1.191		Adjacent to Suburban Area	Rural West		: Greenfield		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
	Former CSSC sports ground (now relocated)	11.009		Adjacent to Suburban Area	Rural West		Mixture		n/a	no	no	no	no	no	no
	Land to the South of Boroughbridge Road, Upper Poppleton, York	26.240		Adjacent to Suburban Area	Rural West		Greenfield		n/a	partly	no	no	no	no A diagont	no Adiacent
	Land west of Chapelfields Land at Manor Heath Road, Copmenthorpe	20.079 7.278		Adjacent to Suburban Area Adjacent to Village	Rural West Rural West		greenfield Greenfield		n/a n/a	no no	no no	no no	no no	Adjacent no	Adjacent no
	Land at Manor Heath Road, Copmentnorpe Land at Manor Heath Road (Field No 7916)	21.951		Rural	Rural West		Greenfield		n/a	no	no	no	no	no	no
	Adjacent to Knapton Moor	7.879		Rural	Rural West		Mixture		n/a	no	no	no	no	no	no
	North of Knapstone/East of the Ring Road	42.690		Adjacent to Suburban Area	Rural West	1030	+		n/a	partly	no	no	no	no	no
	Land off Askham Lane, York	19.127		Adjacent to Suburban Area	Rural West	_	Greenfield		n/a	no	no	no	no	no	no
	Land off Askham Lane, York	19.127		Adjacent to Suburban Area	Rural West	833			n/a	no	no	no	no	no intersects	no Adiacont
	Amalogmated Sites Off Askham Lane Amalgomated sites west of Chapelfields 2	21.399 29.276		Adjacent to Suburban Area Adjacent to Suburban Area	Rural West Rural West	1117	Greenfield greenfield		n/a n/a	no no	no no	no no	no no	intersects Adjacent	Adjacent Adjacent
	Land at Knapton Moor/E of Northminster Buisness Park	15.697		Rural	Rural West	1207	Greenfield		n/a	no	no	no	no	no	no
	Land at Knapton Moor/Adj Northminster Business park	4.693		Rural	Rural West	11	Greenfield		n/a	no	no	no	no	no	no
584	Land North of Northninster BusinessPark	14.774	Yes	Rural	Rural West	66	Greenfield	no	n/a	no	no	no	no	no	no
	Land Northwest of Northminster Business Park	4.922		Rural	Rural West		Greenfield		n/a	no	no	no	no	no	no
	Land West of Chapelfields	1.282		Rural	Rural West		Greenfield		n/a	no	no	no	no	no	intersects
	The Paddock Acomb Grange Northminster Business Park	1.684 2.404		Rural Rural	Rural West Rural West		Mixed Greenfield		n/a n/a	no no	no no	no no	no no	no no	intersects Adjacent to
	Land at Millfield Lane	1.926		Adjacent to Large Village	Rural West		Greenfield		n/a n/a	partly	no	no	no	no	no
	North of Railway Line adj Millfield Lane		Yes	Adjacent to Large Village Adjacent to Suburban Area	Rural West		Greenfield		n/a	yes	no	no	no	no	no

Sites Ref		Doctors	Nurserys	Primary	1	SOCIAL							CONOMIC						SCORES		
					Secondary	Higher Education			Access to	Non-Frequent	Frequent Bus					Cycle	Residential	Residential	Residential	Employment	Employment
F43.4		SCORE	SCORE	School SCORE	School SCORE	Establishments SCORE	Parade SCORE	SCORE	Openspace SCORE	Bus routes SCORE	routes SCORE	stops SCORE	Walk SCORE	Cycle SCORE	Highways SCORE	Routes SCORE	Overall Score	Service Score	Transport Score	Overall Score	Transport Score
F 43 1.				SCORE	SCORE	SCORE			SCORE	SCORE					SCORE	SCORE			Score		Score
	110 Curzon Terrace		3 0)	5 4	3	5	5	5	3	3	0	0	3		5 3	47		17		
	and at Middlethorpe, York Parkside Commercial Centre. Terry Avenue	<u> </u>	0 0	<u> </u>	0 0	3	2	5	. 4	3	0	0	0	5		5 5	3 49		13 24		
	Prospect and Oliver House, Bishophill Junior		0 4		0 3	3	5	5		3	5	5	3	5		5 3	549	_	29	_	
	and at Albermarle rd York		3 1	ı i	3 5	5	5	4		3	5	3	1	5		5 1	. 54		23	3 24	4 23
	L5 Murton Way		3 4		3 0	3	5	5	4	3	5	3	0	0		5 3	46	27	19		
	Hauliers yard & Warehouse Smary Lane Murton Phase 1) Land to West of Metcalfe Lane Osbaldwick		2 4	<u> </u>	0 0	3	4	0	(3	5	2	0	0		5 5	49	30	19	23	
	Blue Coat Farm, Murton Lane		0 0	·	0 0	0	0	0	(3	0	0	0	0		5 1	. 9	0	9		
	South of Murton Industrial Estate		0 0		0 0	0	0	0	(3	0	0	0	0		5 3	11	. 0	11		
	Freehold land on the west side of Murton Way North of Murton Way Osbaldwick		0 2	2	0 0	0	0	0	(3	3	0	0	0		5 1	3 32	19	12 13		
	and at Holly Tree Farm		0 4	1	0 0	3	4	4	2	3	5	3	. 0	0		5 3	36	_	19	_	
32 F	Field off Outgang Lane Osbaldwick		0 4	1	0 0	0	0	0	2	2	3	0	0	0		0 1	. 12	6	6	5 10	0 6
	and west of Outgang Lane		0 4	1	0 0	0	2	0	2	2 2	3	0	0	0		0 1	. 14		6		
	and north of disused railway line, North of Murton Way. Brook Nook, Murton Way		2 4	1	0 0	3	Δ	Δ		2	5	3	0	0		5 3	. 19		19	23	
	and off Metcalfe Lane Obsbaldwick		2 4	•	3 4	0	4	4		5 2	5	0	0	0		0 3	36		10	_	
	Bad Bargain Lane, Osbaldwick		0 0)	0 0	0	0	0	(0	0	0	0	0		5 0	5	0	5	5 .	-
	and to the east of Metcalf Lane Murton Way, Osaldwick	- '	0 4	1	3 4	0	4	4	. 4	3	3	0	0	0		0 3	32 32	_	13	13	
	and of Murton Way, Osbaldwick		2 4	1	1 0	0	4	4		3	5	2	. 0	0		0 3	32		13		
217 L	and at Murton Way		0 2		0 0	0	2	0	(3	5	2	! 0	0		5 3	22	4	18	3 20	0 18
	and at Murton Way, Osbaldwick	-	0 2		0 0	0	2	0	(3	3	2	0	0	<u> </u>	5 3	20		16		
	North side Murton Way opposite Holly tree Cottage and of Murton Way, Osbaldwick		0 4	1	0 0	3	2	2	2	3	5	2) 0)	0		0 1	35	17	18	3 22	
	Amalgomated Sites North of Murton Way 2		2 4	1	1 0	0	2	2		2	3	2	. 0	0		5 3	30		15		
312 A	Amalgomated Sites east of Metcalfe Lane		2 4	1	3 4	0	4	4		5 2	5	0	0	0		0 3	36	26	10		
	Amalgomated Sites North of Murton Way 3		0 4	1	0 0	0	0	0	2	2 2	3	0	0	0	1	0 1	. 12	6	6	10	
	Amalgomated Sites North of Murton Way 4 Amalgomated sites North of Murton Way	<u> </u>	2 4	1	1 0	0	4	4		2	5	2	. 0	0		5 3	. 15 3 37		18		
	and east of Metcalfe Lane		2 4	1	4 0	0	2	2		5 2	5	2	2 0	0		5 3	36		17		
	Amalgomated Sites South of Murton Way		2 4		0 0	3	4	4	2	3	5	3	0	0		5 3	38		19		
	East of Metcalfe Lane Gardeb between 15-17 Murton Way Osbaldwick		2 4	1 .	4 0	0	2	0	5	2	0	0	0	0		5 3	3 27 3 45		10 19		
	Amalgomated sites north of Murton Way		0 2	2	0 0	0	2	0	2	3	3	2	. 0	0		5 3	3 22		16		
	Copmanthorpe Lodge Farm Moor Lane		0 0)	0 0	0	0	0	(0	0	0	0	0		5 0	5	0	5	5	j !
	38 Station Road Upper Poppleton		0 0	<u> </u>	0 2	0	1	0	4	2	0	0	5	5		5 3	27	_	20		
	Leisure Solutions of York 12a Lime Garth Upper Poppleton Brackenhill Askham Bryan Lnae		0 0		5 <u>0</u>	0	5	5	5	3	0	0	1 0	5		5 0	43		14 11		
	Eva Lea 18 Horseman Lane Copmanthorpe		5 4	1	5 0	0	5	5		3	0	0	0	0		0 1	. 33		4	1 8	
	Barn to South of Greystone Church Lane Nether Poppleton		0 4		0 0	0	4	4	. 4	3	0	0	0	3		5 1	. 28		12		
	97 Station Road Upper Poppleton		0 0	<u> </u>	0 2	0	1	0	4	2	0	0	5	5		0 3	22		15 13	_	
	Grange Farm Hodgson Lane Upper Poppleton 27 Horseman Lane		5 4	<u> </u>	5 0	0	5	5	4	1 3	0	0	0	0		5 1	. 37	_	9		
	21 Drome Road Copmanthorpe		0 1	Ĺ	0 0	0	1	0	4	2	0	0	0	0		5 0	13		7	7 8	3
	ox and Hounds 39 Top Lane Copmanthorpe		3 4	1	4 0	0	4	4	. 4	3	0	0	0	0		5 3	34		11		
	L6 Midway Avenue Nether Poppleton 5 Low Green Copmanthorpe		5 4	1	3 0 5 0	0	5	5		3	0	0	1 0	5		5 1	39	24	15	19	
	The Old Vicarage Main Street Askham Richard		0 0)	5 0	0	0	0	4	0	0	0	0	0		5 0	14	. 9	5	5 12	5
	L Station Road Upper Poppleton		5 0		3 0	0	5	5		3	0	0	5	5		5 0	40				
	Norht of Great North Way, York Business Park		0 4	-	0 2	0	5	5	4	2	0	0	0	3		5 3	33		13 14		
	Wheatlands Bullers Flat Field No 05.6400		0 2	<u> </u>	1 2	0	4	2	2	1 3	0	0	0	5		5 1	. 29			_	
	The Paddock, Acomb Grange		2 4	1	5 0	0	4	4		0	5	0	0	1		5 0	34		11		
	and at Propsect Farm Poppleton		0 0	<u> </u>	0 0	0	0	0		2 0	0	0	0	5	<u> </u>	5 0	12		10		
	Back lane Knapton, RO of Acomb Land at Westview Close, Acomb		0 0		1 0	0	4	2	. 4	2	0	0	0	3	1	5 2	32		11 14		
	and at Westview Close, Accomb		2 0)	1 0	0	4	4		2	3	0	0 0	3		5 1	. 29		14		
	and at Main Street, Knapton		0 0		0 0	0	4	0		0	0	0	0	3		5 3	19		11		
	and south of Hackness Road. North Field between Knapton and Northfield School	- '	0 0)	0 0	0	0	0	2	2 0	0	0	0	5	1	5 3	15		13 11	_	
	North Field between Knapton and Northfield School Land at Boroughbridge Road /Millfield Lane Site 2		0 1	L	1 2	0	2	0		2	0	n	, <u>0</u>	5	1	5 3	24			_	
108 S	South of Millfield Lane		0 4		0 5	0	1	1		3	0	0	1	5		5 3	32	15	17	21	1 17
	Back Lane Wetherby Road Knapton		0 0)	1 0	0	4	4	. 4	2	3	0	0	3		5 1	. 27		14		
	Back Lane Wetherby Road Knapton Former CSSC sports ground (now relocated)		2 2		0 4	0	4	4		1 2	3	0	0	1 5		5 0	30 30		11 17	_	
	and to the South of Boroughbridge Road, Upper Poppleton, York		0 0	•	1 0	0	2	0	2	2	0	n	1	5		5 1	. 21		14		
203 L	and west of Chapelfields		2 4	1	4 0	0	2			0	3	0	0	1		5 0	27	18		13	3 9
	and at Manor Heath Road, Copmenthorpe		4 2	2	1 0	0	4	4		3	0	0	0	0		5 1	. 28		9		
	and at Manor Heath Road (Field No 7916). Adjacent to Knapton Moor		0 0		1 0 0 0	0	2	Ŭ		3	0	0	0	0	-	5 5	26		13 9		
	North of Knapstone/East of the Ring Road		0 0)	1 0	0	2	2		1 2	0		0	3	<u></u>	5 5	5 24		15		
280 L	and off Askham Lane, York		2 4	·	1 0	0	2			2	5	0	0	0		5 1	. 28	15	13	17	7 13
	and off Askham Lane, York	-	2 4		1 0	0	2	2	. 4	2	5	0	0	0	1	5 1	. 28	_		_	
	Amalogmated Sites Off Askham Lane Amalgomated sites west of Chapelfields 2		2 4	•	4 0	0	2	2		, <u>2</u>	3	n	, <u>0</u>	1	1	5 1	31		13 9	_	
	and at Knapton Moor/E of Northminster Buisness Park		0 0	-	0 0	0	0			2 0	0	0	0	3		5 1	. 11		9		
	and at Knapton Moor/Adj Northminster Business park		0 0		0 0	0	0	0		2 0	0	0	0	5	1	5 1	. 13		11	_	
	and North of Northninster BusinessPark and Northwest of Northminster Business Park		0 0		0 0	0	0			0	0	0	1	5		U 3	13		9		,
	and West of Chapelfields		0 4		4 0	0	4	4		1 0	3	n	0 0	1		5 0	29		9	12	
589 T	The Paddock Acomb Grange		2 4	·	5 0	0	4	4	. 4	1 0	3	0	0	1		5 0	32	23	9	13	3
	Northminster Business Park		0 0)	0 0	0	0	0		0	0	0	0	3	<u> </u>	5 3	15	_	11		
	and at Millfield Lane North of Railway Line adj Millfield Lane		2 4	+	0 2	0	4	4	4	3	0	0	1 2	5	1	0 3	31 29		12 14	_	

	SITE DETAILS							ENVIRONMI	ENTAL CONSI	DERATIONS		
Call for	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancier	nt Areas of	Central Historic Core Conservation	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor
Sites Ref						Monuments	Archaeological	Area Zone				
							Importance					
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
	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
	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
	Prospect and Oliver House, Bishophill Junior Land at Albermarle rd York	Within 50m Within 250	Yes Yes	Central Historic Core Central Historic Core	within 50m within 50m	Within 50m n/a	Entirely within AAI Within 50m	Bishophill The Mount	Within 250 Within 250	n/a n/a	n/a n/a	n/a n/a
	15 Murton Way	Within 250	Yes	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Hauliers yard & Warehouse Smary Lane Murton	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
466	(Phase 1) Land to West of Metcalfe Lane Osbaldwick	n/a	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	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
	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	n/a	n/a	n/a Entirely within corridor	n/a
	Freehold land on the west side of Murton Way North of Murton Way Osbaldwick	n/a Within 250	partly	Osbaldwick	within 50m	n/a n/a	n/a n/a	n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	Intersects Corridor	n/a n/a
	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
	Field off Outgang Lane Osbaldwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	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
	Land north of disused railway line, North of Murton Way.	n/a	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Brook Nook, Murton Way Land off Metcalfe Lane Obsbaldwick	n/a n/a	n/a partly	n/a Osbaldwick	within 250m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 n/a	n/a Intersects Corridor	n/a n/a
	Bad Bargain Lane, Osbaldwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
	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, Osaldwick	Within 250	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
209	Land of Murton Way, Osbaldwick	Within 250	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	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
	Land at Murton Way, Osbaldwick	n/a	n/a	n/a n/a	n/a n/a	n/a	n/a n/a	n/a	n/a n/a	Intersects Within Zone 2 Entirely Within Zone 2	n/a	n/a
	North side Murton Way opposite Holly tree Cottage Land of Murton Way, Osbaldwick	n/a n/a	n/a partly	n/a Osbaldwick	n/a within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2	Intersects Corridor Intersects Corridor	n/a n/a
	Amalgomated Sites North of Murton Way 2	n/a	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Amalgomated Sites east of Metcalfe Lane	n/a	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	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	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Amalgomated sites North of Murton Way	Within 250	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Land east of Metcalfe Lane	Within 250	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Amalgomated Sites South of Murton Way East of Metcalfe Lane	n/a n/a	n/a partly	n/a Osbaldwick	within 250m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a Intersects Corridor	n/a Intersects Corridor
	Gardeb between 15-17 Murton Way Osbaldwick	Within 250	partly	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	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
	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
	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
	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
	Eva Lea 18 Horseman Lane Copmanthorpe	Within 250 Intersects 50m	partly Yes	Copmanthorpe	within 50m within 50m	n/a Within 50m	n/a n/a	n/a n/a	n/a n/a	n/a	n/a n/a	n/a n/a
	Barn to South of Greystone Church Lane Nether Poppleton 97 Station Road Upper Poppleton	n/a	n/a	Nether Poppleton n/a	n/a	n/a	n/a	n/a	n/a	n/a n/a	n/a	n/a
	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
	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
	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
	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
	6 Low Green Copmanthorpe The Old Vicarage Main Street Askham Richard	Within 250 Within 50m	partly	Copmanthorpe Askham Richard	within 50m within 50m	n/a	n/a	n/a	n/a n/a	n/a	n/a	n/a
	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	n/a	n/a
	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
	Wheatlands	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	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
	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
	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
	Back lane Knapton, RO of Acomb Land at Westview Close, Acomb	Within 250 n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a Intersects Corridor	Intersects Corridor n/a
	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 n/a	n/a	n/a	Entirely within corridor
	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
	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
	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
	South of Millfield Lane 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 n/a	n/a n/a	n/a	Entirely within corridor	n/a
	Back Lane Wetherby Road Knapton 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	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor Intersects Corridor
	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
	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
	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
	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
	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
	North of Knapstone/East of the Ring Road 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	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor Intersects Corridor
	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
	Amalogmated 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
313		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
	Amalgomated sites west of Chapelfields 2		1. /-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
314 582	Land at Knapton Moor/E of Northminster Buisness Park	n/a	n/a									1 /
314 582 583	Land at Knapton Moor/E of Northminster Buisness Park 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
314 582 583 584	Land at Knapton Moor/E of Northminster Buisness Park Land at Knapton Moor/Adj Northminster Business park Land North of Northninster BusinessPark	n/a n/a	n/a n/a	n/a n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
314 582 583 584 586	Land at Knapton Moor/E of Northminster Buisness Park Land at Knapton Moor/Adj Northminster Business park Land North of Northninster BusinessPark 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	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
314 582 583 584 586 588	Land at Knapton Moor/E of Northminster Buisness Park Land at Knapton Moor/Adj Northminster Business park Land North of Northninster BusinessPark Land Northwest of Northminster Business Park Land West of Chapelfields	n/a n/a n/a n/a	n/a n/a n/a n/a n/a	n/a n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a Entirely within corridor
314 582 583 584 586 588	Land at Knapton Moor/E of Northminster Buisness Park Land at Knapton Moor/Adj Northminster Business park Land North of Northninster BusinessPark Land Northwest of Northminster Business Park Land West of Chapelfields The Paddock Acomb Grange	n/a n/a n/a n/a n/a	n/a n/a n/a	n/a n/a n/a n/a n/a	n/a n/a	n/a n/a n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a n/a n/a n/a	n/a n/a n/a n/a	n/a n/a
314 582 583 584 586 588 589 687	Land at Knapton Moor/E of Northminster Buisness Park Land at Knapton Moor/Adj Northminster Business park Land North of Northninster BusinessPark Land Northwest of Northminster Business Park Land West of Chapelfields	n/a n/a n/a n/a	n/a n/a n/a n/a n/a n/a	n/a n/a n/a n/a	n/a n/a n/a n/a n/a	n/a n/a n/a	n/a n/a n/a n/a	n/a n/a n/a n/a n/a	n/a n/a n/a n/a	n/a n/a n/a	n/a n/a n/a	n/a n/a Entirely within corridor Entirely within corridor

.11 4	SITE DETAILS	A mulandanus I I sur d	T	DDOW and:	DDOW	David	Amalus : d.f.	Amal:	REASON TAKEN FORWARD	Allonete	
ill for tes Ref	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 Ro
5/12	110 Curzon Terrace	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
	Land at Middlethorpe, York	Other	No	Yes but under Investigation	Yes but under investigation	0.000		No	Failed Criteria 2	No	N/A
	Parkside Commercial Centre, Terry Avenue	Other	No	No	Yes but under investigation	0.149		No	Under Threshold	No	N/A
	Prospect and Oliver House, Bishophill Junior	Other	No	No	Yes but under investigation	0.180		No	Under Threshold	No	N/A
	Land at Albermarle rd York	Other	No	No	Yes but under investigation	0.096		No	Under Threshold	No	N/A
	15 Murton Way	Other	No	No	Yes	0.071		No	Already Committed Residential	No	N/A
	Hauliers yard & Warehouse Smary Lane Murton	GRADE 3	No	No	Yes	0.109		No	Already Committed Residential	No	N/A
	(Phase 1) Land to West of Metcalfe Lane Osbaldwick	Other	No	No	Yes	3.640		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
	South of Murton Industrial Estate	GRADE 3	No	No	No	0.472		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
	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	Considered as part of another site	No	N/A
	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
	Land north of disused railway line, North of Murton Way.	Grade 3b	No	Yes	Yes	18.325		No	Considered as part of another site	No	N/A
	Brook Nook, Murton Way	Grade 2	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
117	Land off Metcalfe Lane Obsbaldwick	Other	No	No	Yes	3.396	No	No	Considered as part of another site	No	N/A
	Bad Bargain Lane, Osbaldwick	Grade 3a	No	No	Yes	2.495		No	Considered as part of another site	No	N/A
	Land to the east of Metcalf Lane	Grade 2	No	No	Yes	1.503		No	Considered as part of another site	No	N/A
	Murton Way, Osaldwick	Other	No	Yes	Yes	3.246		No	Considered as part of another site	No	N/A
	Land of Murton Way, Osbaldwick	Other	No	Yes	Yes	3.246		No	Considered as part of another site	No	N/A
	Land at Murton Way	Grade 2	No	No	Yes	0.018		No	Considered as part of another site	No	N/A
	Land at Murton Way, Osbaldwick	Grade 2	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
	North side Murton Way, Osbaldwick	Grade 3a	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
	Land of Murton Way opposite Holly tree cottage	Grade 3b	No	Yes	Yes	18.325		No	Considered as part of another site	No	N/A
	Amalgomated Sites North of Murton Way 2	Grade 3b	No			26.524		No		No No	N/A N/A
	ŭ ,	Other	No No	Yes No	Yes Yes	4.899		No No	Considered as part of another site		N/A N/A
	Amalgomated Sites east of Metcalfe Lane								Considered as part of another site	No	
	Amalgomated Sites North of Murton Way 3	Other	No	No	Yes	4.391		No	Considered as part of another site	No	N/A
	Amalgomated Sites North of Murton Way 4	Grade 3b	No	Yes	Yes	22.717		No	Considered as part of another site	No	N/A
	Amalgomated sites North of Murton Way	Other	No	Yes	Yes	3.390		No	Considered as part of another site	No	N/A
	Land east of Metcalfe Lane	Other	No	Yes	Yes	2.846		No	Considered as part of another site	No	N/A
	Amalgomated Sites South of Murton Way	Grade 2	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	East of Metcalfe Lane	Grade 3b	No	Yes	Yes	95.278		No	Not Submitted for Development	No	N/A
	Gardeb between 15-17 Murton Way Osbaldwick	Grade 3b	No	No	Yes	0.144		No	Under Threshold	No	N/A
	Amalgomated sites north of Murton Way	Other	No	No	Yes	0.025		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
	16 Midway Avenue Nether Poppleton	GRADE 3	No	No	Yes	0.084	No	No	Already Committed Residential	No	N/A
	6 Low Green Copmanthorpe	GRADE 2	Yes	No	Yes	0.087	No	No	Already Committed Residential	No	N/A
	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
	Norht of Great North Way, York Business Park	Other	No	No	No	1.246		No	Already Committed Residential	No	N/A
	Wheatlands	GRADE 2	No	No	No	4.147		No	Considered as part of another site	No	N/A
	Bullers Flat Field No 05.6400	Other	No	No	No	1.524		No	Considered as part of another site	No	N/A
	The Paddock, Acomb Grange	Other	No	No	Yes	0.223		No	Considered as part of another site	No	N/A
	Land at Propsect Farm Poppleton	GRADE 2	No	No	No	4.739		No	Considered as part of another site	No	N/A
	Back lane Knapton, RO of Acomb	Grade 2	No	No	Yes	0.000		No		No No	N/A N/A
	1 /	Other	Yes	No	No	0.000		No	Considered as part of another site	No No	N/A N/A
	Land at Westview Close, Acomb							No No	Considered as part of another site		
	Land at Main Street, Keepton	Other	No	No No	Yes	0.000		No No	Considered as part of another site	No	N/A N/A
	Land at Main Street, Knapton	Other GRADE 2	No	No.	Yes	0.329			Considered as part of another site	No No	N/A N/A
	Land south of Hackness Road		No	No	Yes	2.570		No	Considered as part of another site	No	
	North Field between Knapton and Northfield School	Other	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
	Land at Boroughbridge Road /Millfield Lane Site 2	Other	No	No	No	6.186		No	Considered as part of another site	No	N/A
	South of Millfield Lane	Other	No	No	No	4.896		No	Considered as part of another site	No	N/A
	Back Lane Wetherby Road Knapton	Grade 2	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
	Back Lane Wetherby Road Knapton	Other	No	Yes	Yes	9.336		No	Considered as part of another site	No	N/A
	Former CSSC sports ground (now relocated)	Other	Yes	No	No	5.283		No	Considered as part of another site	No	N/A
	Land to the South of Boroughbridge Road, Upper Poppleton, York	Grade 2	No	No	No	25.303		No	Considered as part of another site	No	N/A
	Land west of Chapelfields	Other	No	Yes but under Investigation	Yes	20.079		No	Considered as part of another site	No	N/A
	Land at Manor Heath Road, Copmenthorpe	GRADE 2	No	No	No	7.278		No	Considered as part of another site	No	N/A
	Land at Manor Heath Road (Field No 7916)	GRADE 2	No	No	No	21.860		No	Considered as part of another site	No	N/A
	Adjacent to Knapton Moor	GRADE 2	No	No	Yes	7.879		No	Considered as part of another site	No	N/A
	North of Knapstone/East of the Ring Road	Other	No	No	No	21.655		No	Considered as part of another site	No	N/A
80	Land off Askham Lane, York	Grade 3b	No	No	Yes but under investigation	19.127		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	Amalogmated Sites Off Askham Lane	Other	No	Yes	Yes but under investigation	19.191		No	Considered as part of another site	No	N/A
	Amalgomated sites west of Chapelfields 2	Other	No	Yes	Yes	29.276		No	Considered as part of another site	No	N/A
	Land at Knapton Moor/E of Northminster Buisness Park	GRADE 2	No	No	Yes	15.697		No	Considered as part of another site	No	N/A
	Land at Knapton Moor/Adj Northminster Business park	GRADE 2	No	No	Yes	4.693		No	Considered as part of another site	No	N/A
	Land North of Northninster BusinessPark	GRADE 2	No	No	No	14.774		No	Considered as part of another site	No	N/A
	Land Northwest of Northminster Business Park	GRADE 2	No	No	No	4.922		No	Considered as part of another site	No	N/A
	Land West of Chapelfields	Other	No	No	Yes	0.912		No	Considered as part of another site	No	N/A
88 89		Other	No	No		1.355		No		No No	N/A N/A
					Yes	2.397			Considered as part of another site		
	Northminster Business Park Land at Millfield Lane	Grade 3a	No	No	Yes			No	Considered as part of another site	No	N/A
	LI and at multiple I and	GRADE 2	No	No	No	0.000	INO	No	Failed Criteria 1	No	N/A

	SITE DETAILS								EN'	VIRONMENTA	AL			
Call for Sites Ref	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk Flood Zone 3a 3b	Historic Character and Setting	Statuory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest
	Land at Boroughbridge Road /Millfield Lane Site 1	9.981		Adjacent to Large Village	Rural West	238	Greenfield	no n/a	partly	no	no	no	no	no
	Land alongside A64	5.965		Rural	Rural West	19	Greenfield	no n/a	partly	no	no	no	no	no
	Land at Askham Bryan Land to the South of Tadcaster Road	0.971 7.561		Adjacent to Small Village Adjacent to Village	Rural West Rural West	414	Greenfield Greenfield	no n/a no n/a	yes partly	no no	no no	no no	no no	no intersects
	Land North of Askham Richard	1.590		Rural	Rural West	64		no n/a	yes	no	no	no	no	no
	Land at Chapel Lane, Askham Bryan	3.178		Rural	Rural West	114		no n/a	partly	no	no	no	no	no
	Land alongside A64	1.818 5.330		Rural Adjacent to Suburban Area	Rural West Rural West	18 916	Greenfield	no n/a no n/a	yes partly	no	no no	no no	no	no intersects
	Amalgomated sites at Knapton South of Great North Way. York Business Park	1.372		Suburban Suburban Area	Rural West	199		no n/a no n/a	no	no no	no	no	Entirely Within	no
	Land at Temple Lane North	10.232		Adjacent to Small Village	Rural West	738		no n/a	partly	no	no	no	no	no
	Harewood Whin	17.667		Rural	Rural West	5	Mixture	no Intersects zone 3a	no	no	no	no	no	no
	Askham Bryan College & Land west of college	31.716		Rural	Rural West		Mixture	no n/a	no	no	no	no	no	no
	Land to north west of Manor School Land across railway track from Copmanthorpe recreation centre	3.300 5.021		Rural Adjacent to Small Village	Rural West Rural West	164	Greenfield Greenfield	no n/a no n/a	no partly	no no	no no	no no	no	no no
	Land to west of Beckfield Lane pitch	1.735		Adjacent to Suburban Area	Rural West		Greenfield	no n/a	partly	no	no	no	no	no
237	Lnd to north of Poppleton Juniors	1.926		Adjacent to Large Village	Rural West	401		no n/a	partly	no	no	no	no	no
	Land at Manor Close, Upper Poppleton	2.429		Adjacent to Large Village	Rural West	405		no n/a	partly	no	no	no	no	no
	Civil Service Sports Ground Former Reading Rooms Village Street	0.356 0.039		Adjacent to Suburban Area Suburban	Rural West Skelton, Rawcliffe & Clifton Without		Greenfield? Brownfield	no n/a no n/a	no no	no no	no no	no no	intersects no	no no
	4 St Catherines Cottages Skelton	0.132		Rural	Skelton, Rawcliffe & Clifton Without	9	Brownfield	no n/a	no	no	no	no	no	no
	Springfield Farm Church Lane Skelton	0.151		Village	Skelton, Rawcliffe & Clifton Without	231	GDN	no n/a	no	no	no	no	no	no
	9 Landalewood Road	0.014		Suburban	Skelton, Rawcliffe & Clifton Without		Brownfield	no n/a	no	no	no	no	no	no
	1 The Meadows Skelton Grantchester Stripe Lane Skelton	0.085 0.804		Village Rural	Skelton, Rawcliffe & Clifton Without	336	GDN Brownfield	no n/a no n/a	no	no no	no no	no no	no no	no no
	Clifton Gate	152.679		Rural	Skelton, Rawcliffe & Clifton Without Skelton, Rawcliffe & Clifton Without		Mixture	no n/a no n/a	yes partly	no	no	no	no	contains entire
	Rawcliffe Moor Farm	55.906	Yes	Rural	Skelton, Rawcliffe & Clifton Without	79	Greenfield	no n/a	partly	no	no	no	no	Adjacent
	Land at Shipton road (A19), Skelton, York	40.345		Adjacent to Village	Skelton, Rawcliffe & Clifton Without		Greenfield	partly Intersects zone 3a	partly	no	no	no	no	no
	Amalgomated Sites North of Clifton Moor	152.679		Rural	Skelton, Rawcliffe & Clifton Without	772		no n/a	partly	no	no	no	no	contains entire
	Land North of Ring Road Clifton Moor Shipton road	9.569 12.007		Rural Suburban	Skelton, Rawcliffe & Clifton Without Skelton, Rawcliffe & Clifton Without	766 670		no Adjacent no Within zone 3a	partly yes	no no	no partly	no no	no Adjacent	no contains entire
	Skelton Park Golf Club	8.623		Adjacent to Village	Skelton, Rawcliffe & Clifton Without	402			partly	no	no	no	no	intersects
238	Land to rear of Windrush House, Skelton	8.336		Adjacent to Village	Skelton, Rawcliffe & Clifton Without	190		Partly Within zone 3a	yes	no	no	no	no	intersects
	Land to South of No. 5 Fairfield Cottages, Skelton	0.057		Rural	Skelton, Rawcliffe & Clifton Without		Greenfield	no n/a	partly	no	no	no	no	no
	Whitehall Grange Land at Holyrood Drive, Rawcliffe	10.246 0.392		Adjacent to Suburban Area Suburban	Skelton, Rawcliffe & Clifton Without Skelton, Rawcliffe & Clifton Without	19 834		no n/a no n/a	yes no	no no	no no	no no	no	no
	Land off Landalewwood Road	0.392		Suburban	Skelton, Rawcliffe & Clifton Without		Greenfield	no n/a	no	no	no	no	no	no
	Tennis Court, Water lane	0.263		Urban	Skelton, Rawcliffe & Clifton Without	1528		no n/a	no	no	no	no	no	no
	Playing field / pumping station adj Library, Rawcliffe Lane	0.299		Suburban	Skelton, Rawcliffe & Clifton Without	1243		no n/a	no	no	no	no	no	no
	Jacobin Cottage 109 The Village Stockton on Forest	0.139		Small Village	Strensall		GDN	no n/a	no	no	no	no	no	no
	Store Adj to 45 The Village Earswick Seven Oaks Ox Carr Lane Strensall	0.221 0.181		Adjacent to Small Village Large Village	Strensall Strensall	288	Brownfield Brownfield	no n/a no n/a	no no	no no	partly	no no	no	no
	The Grange Towthorpe Road Haxby	0.164		Rural	Strensall	+	Brownfield	no n/a	yes	no	no	no	no	no
	Middleton House 2 Redmayne Square Strensall	0.179		Large Village	Strensall	547		no n/a	no	no	no	no	no	no
	Toad Hall 23B Hopgrove Lane South	0.233		Adjacent to Small Village	Strensall	78		no Within zone 3a	yes	no	no	no	no	no
	Springfield Sandy Lane Stockton on Forest 20 Middlecroft Grove Strensall	0.161 0.078		Small Village Large Village	Strensall Strensall	100 896	Brownfield GDN	no n/a no n/a	no no	no no	no no	no no	no no	no no
	Methodist Chapel The Village Stockton on Forest	0.078		Small Village	Strensall	314		no n/a	no	no	no	no	no	no
	Chapel Farm 111 The Village Stockton on Forest	0.055		Small Village	Strensall		Greenfield	no n/a	no	no	no	no	no	no
	28 West End Strensall	0.264		Large Village	Strensall		GDN	no n/a	no	no	adjacent	no	no	no
	4 Willow Grove Earswick	0.085		Small Village	Strensall		Brownfield/GDN	no n/a	no	no	no	no	no	no
	Whitewalls Ox Carr Lane Strensall Low Farm Towthorpe Road Haxby	0.298 0.355		Large Village Rural	Strensall Strensall		GDN Greenfield	no n/a no n/a	no yes	no no	no no	no no	no no	Adjacent no
	Manor Farm 1 The Village Strensall	0.458		Large Village	Strensall		Greenfield	no n/a	no	no	Adjacent	no	no	no
	The Laurels Brecks Lane Strensall	0.214		Large Village	Strensall		Brownfield/GDN	no n/a	no	no	no	no	no	no
	31 Southfields Road	0.032		Large Village	Strensall		GDN	no n/a	no	no	no	no	no	no
	Helmsdale York Road Strensall Golden Grove Cottage Sheriff Hutton Road	0.141 0.028		Large Village Rural	Strensall Strensall		Brownfield/GDN Brownfield	no n/a no n/a	no no	no no	no yes	no no	no	no no
	Pinewood View (Brickyard Cottage) 1 Brecks Lane	0.028		Large Village	Strensall		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
	18 The Village Earswick	0.106		Small Village	Strensall		Brownfield/GDN	no n/a	no	no	no	no	no	no
	20 Middlecroft Grove Strensall Fox Inn, 90 The Village, S-o-t-F	0.174 0.163		Large Village Small Village	Strensall Strensall	946 154	Brownfield Brownfield	no n/a no n/a	no no	no no	no no	no no	no	no
	Land located off Willow Grove	13.957		Adjacent to Small Village	Strensall		greenfield	no n/a	no	no	no	no	Adjacent	no
	South of Southfileds Road, Strensall & Land south of The Village,	0.925		Adjacent to Large Village	Strensall		Greenfield	no n/a	no	no	no	no	intersects	no
	Land off Stockton lane	1.638		Rural	Strensall		Greenfield	no n/a	yes	no	no	no	no	no
	Land to the east of Princess Road, Strensall	6.274		Adjacent to Large Village	Strensall		Greenfield	no n/a	no narth	no	no	no	intersects	intersects
	Land at Stockton Lane, Stockton on the Forest, York South of Southfileds Road, Strensall & Land south of The Village,	7.330 0.597		Rural Adjacent to Large Village	Strensall Strensall		Previously developm Greenfield	no n/a no n/a	partly no	no no	no no	no no	no no	no entirely within
	South of Southfileds Road, Strensall & Land South of The Village,	0.610		Adjacent to Large Village	Strensall		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
	Land between Southfields Road & railway line	1.797		Adjacent to Large Village	Strensall		Greenfield	no n/a	no	no	no	no	no	entirely within
	Land between Southfields Road & railway line Land between Southfields Road & railway line	0.559 1.601		Adjacent to Large Village Adjacent to Large Village	Strensall Strensall		Greenfield Greenfield	no n/a no n/a	no no	no no	no no	no no	intersects no	no no
	Land between Southfields Road & railway line Land between Southfields Road & railway line	0.576		Adjacent to Large Village	Strensall		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
	Land at Towthorpe and Strensall	30.367		Adjacent to Large Village	Strensall		Greenfield	no Intersects zone 3a	partly	no	partly	no	no	intersects
	Field at Strensall Road	0.580		Rural	Strensall		Greenfield	no n/a	partly	no	no	no	no	no
	Land between Southfields Road & railway line Land RO Terrington Close / Jaywick Close	0.197 1.253		Adjacent to Large Village Large Village	Strensall Strensall		Greenfield Greenfield	no n/a no Intersects zone 3a	no no	no no	no partly	no no	intersects Entirely Within	no Adjacent
	Hall Farm Old Easrwick	16.919		Rural	Strensall		Greenfield	no Intersects zone 3a	partly	no	partly	no	no	no
71	Hopgrove Land South	9.075	No	Adjacent to Small Village	Strensall	90	Mixture	no Within zone 3a	yes	no	no	no	no	no
	Strensall Greenbelt Area	37.248		Adjacent to Large Village	Strensall		Greenfield	no n/a	no	adjacent	no	no	contains entire	contains entire
	Westpit Green	0.247		Large Village	Strensall		Greenfield	no n/a	no	no	no	no	no	no
	Oakland Walk Rear of Netherwoods and the Village Strensall	0.213 0.982		Large Village Large Village	Strensall Strensall		Greenfield Greenfield	no n/a no Within zone 3a	no no	no no	no partly	no no	no no	no intersects
900	83 Tennent Road		Yes	Suburban	Westfield		GDN	no n/a	no	no	no	no	no	no

	SITE DETAILS					SOCIAL							ECONOMIC						SCORES		
Call for	SITE DETAILS SITE NAME	Doctors	Nurserys	Primary	Secondary	Higher Education	Neighbourhood	Supermarket	Access to	Non-Frequent	Frequent Bus			Railway Station	Adopted	Cycle	Residential	Residential	Residential	Employment	Employment
Sites Ref		SCORE	SCORE	School	School	Establishments	Parade SCORE	SCORE	Openspace	Bus routes			Walk SCORE	Cycle SCORE	Highways	Routes	Overall Score	Service Score	Transport		Transport
				SCORE	SCORE	SCORE			SCORE	SCORE					SCORE	SCORE			Score		Score
106	Land at Boroughbridge Road /Millfield Lane Site 1	1	0 ()	0 2	0	1	. 0) 4	4 2	2 0) () 3	5		0 1	1 18	8	7 11	. 11	1 11
	Land alongside A64		0 (0 0	3	C	5	,	4 3	3	2	2 0	0		0 3	3 23		2 11	. 11	. 11
	Land at Askham Bryan Land to the South of Tadcaster Road	-	0 4	· 	0 0	0	C	0) 4	4 0) (0	0		5 0) 13 3 15	-	8 5	5 9	5
	Land North of Askham Richard		0 0)	5 0	0	0) 4	4 0			0	0		5 0) 14		9 5	5 5	5
	Land at Chapel Lane, Askham Bryan		0 4	1	0 0	0	C	0) 4	4 2	2 0		0	0		5 1	1 10		8 8	12	1 8
270	Land alongside A64		0 ()	0	5	C	4		4 3	3	3	2 0	0		0 3	3 24	4 1	3 11	. 11	1 11
	Amalgomated sites at Knapton		2 ()	1 0	0	4	4	4	4 2	2 3	(0	3		5 1	1 29				
	South of Great North Way, York Business Park	-	0 4		0 2	0	5	5	4	4 3	3 0		0	3		5 5	36		0 16	20	
	Land at Temple Lane North Harewood Whin	1	0 0		0 0	0	1	1 1	1 4	4 3) () 0	0		0 0	15	4	4 (9	1
	Askham Bryan College & Land west of college		0 2	2	1 0	0	C) -	4 3	3 0		0	0		5 1	1 10	5	7	11	.†
	Land to north west of Manor School		0 4	1	5	0	2	1		4 3	3 0) () 3	5		5 3	3 (o l	0 () (
	Land across railway track from Copmanthorpe recreation centre		0 1	1	0 0	0	1	. 1		4 3	3 C) (0	0		5 0) (0	0 (0) (
	Land to west of Beckfield Lane pitch		0 ()	3 0	0	5	4	4	4 3	3		0	3		0 1	1 (0	0 (0	<u> </u>
	Lind to north of Poppleton Juniors Land at Manor Close, Upper Poppleton	+	2 4	1	1 0	0	4	4		4 3	3 0		1	5		U 3	1 3	7 1	0 (`	9
	Civil Service Sports Ground		0 4	1	0 3	0	5	5		4 3	3 0) 1	5		5 3	3 38				
	Former Reading Rooms Village Street		0 4	1	3 0	0	5	4		4 2	2 3	3	3 0	1		5 3	3		_		
	4 St Catherines Cottages Skelton		0 ()	3 0	0	C	0) :	2 0	0) (0	0		0 0		5	5 (0	י (
	Springfield Farm Church Lane Skelton	-	5 () :	3 0	0	4	4	4	4 3	3 0) (0	0		5 1	1 29		_	9	<u> </u>
	9 Landalewood Road	-	5 4	+	0	0	5	5	4	4 0) <u>5</u>) (0	0	1	U 1	1 32			10	+
	1 The Meadows Skelton Grantchester Stripe Lane Skelton	1	0 0	וי	0 0	0	5	1		4 3	3) () 0	0		5 1	1 31		7 0	1 0	<u>, </u>
	Clifton Gate		0 0		1 0	0	1	. 0) 4	4 0	3		0	0	<u> </u>	5 5	5 19		6 13	13	3 1 ⁻
	Rawcliffe Moor Farm		0 ()	0 0	0	2	: C) 4	4 2	2 3	3 (0	0		0 1	1 12	2	6 6	6	5 6
	Land at Shipton road (A19), Skelton, York		2 (4 0	0	2	. 2	2	4 3	3 C) (0	1		5 3	3 26				
	Amalgomated Sites North of Clifton Moor	-	0 (1 0	0	1	. 0) 4	4 C	3		0	0		5 5	19		6 13		_
	Land North of Ring Road Clifton Moor Shipton road	-	0 0	וי	0 0	0	1	. 0	<u> </u>	5 2	() C	;	0	0	+	0 3	3 16		6 10 3 16		
	Skelton Park Golf Club	+	0 0		0 0	0	1	1		4 3	3 0		0	0		5 3	3 1		6 11		
	Land to rear of Windrush House, Skelton		0 ()	0	0	1) 4	4 3	3 0		0	1		0 3	3 17		5 7	7	/
	Land to South of No. 5 Fairfield Cottages, Skelton		0 ()	0	0	2	. 1		4 3	3 C) (0	1		0 3	3 14		7	7	7
	Whitehall Grange		2 4	1	0	0	5	4		4 3	3		0	0		5 1	1 3:				_
	Land at Holyrood Drive, Rawcliffe Land off Landalewwood Road		0 4	1	3 0	0	5	4	4	4 2	2 3	3	0	1		5 3	3 37				
	Tennis Court, Water lane		5 4	1	3 5	0	3	1 4	1	5 2) 5	1 2	3 0	1		5 1	1 47		_		
	Playing field / pumping station adj Library, Rawcliffe Lane		3 4	1	3 4	0	5	5		5 3	3 5	5	5 0	1		5 3	3 5:				
	Jacobin Cottage 109 The Village Stockton on Forest		3 4	4	5 0	0	5	4	. 4	4 3	3 0) (0	0		5 C	33			12	
	Store Adj to 45 The Village Earswick		0 ()	0	0	C	0	!	5 0	5	6 (0	0		5 1	1 10		5 11	. 11	1 11
	Seven Oaks Ox Carr Lane Strensall	-	0 4	•	0	0	5	4	4	4 0	5		0	0		0 0	22			9	4
	The Grange Towthorpe Road Haxby Middleton House 2 Redmayne Square Strensall		3 (0 0	0	5	0		2 2	2 5) 0	0		5 () 14		2 12 7 10		
	Toad Hall 23B Hopgrove Lane South		0 (0 0	0	5			4 2	2) 0	0		5 0) 16		9 7	7	,
	Springfield Sandy Lane Stockton on Forest		0 4	1	5 0	0	5	i o) 4	4 3	3 0		0	0		0 0	2:		8 3	7	/
	20 Middlecroft Grove Strensall		3 1	1	5 0	0	5	4	. 4	4 C) 5	(0	0		5 0	32	2 2	2 10		_
	Methodist Chapel The Village Stockton on Forest		5 4	1	5 0	0	5	5	5	4 3	3 0) (0	0		5 0	36			12	
	Chapel Farm 111 The Village Stockton on Forest 28 West End Strensall		3 4	1	5 0	0	5	4		2 3	3 0) (0	0		5 0	31		-	12	
	4 Willow Grove Earswick		0 ()	n 0	0	3	1 0	1	5 0) 5) 0	0		0 1	1 1		5 6	10	5
	Whitewalls Ox Carr Lane Strensall		0 4	1	0 0	0	5	5	5	4 0	5		0	0		5 0	28	8 1	8 10	14	1 10
429	Low Farm Towthorpe Road Haxby		0 ()	0 0	0	C	0) :	2 0) 5	(0	0		5 0	12	2	2 10	10	10
	Manor Farm 1 The Village Strensall		5 (4 0	0	5	5		5 C	5	(0	0		5 0	34				
	The Laurels Brecks Lane Strensall	-	3 (0	0	5	4	! !	5 C) <u>5</u>	9	0	0		5 0	27		_		
	31 Southfields Road Helmsdale York Road Strensall	-	5 (3 <u>0</u>	0	5	5	:	4	5		0	0		5 0	33		_		
	Golden Grove Cottage Sheriff Hutton Road	1	0 (0 0	0	3) 0		2 0) (0	0		0 0) 34	2	2 () (J 7
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane		3 (-	0 0	0	5	4	<u> </u>	5 0) 5		0	0		0 0	22	2 1	7 5	5	<u>, </u>
	Bonneycroft 22 Princess Road Strensall		5 (4 0	0	5	4		4 0) 5	(0	0		0 0	2			5	, .
	18 The Village Earswick		0 (-	0 0	0	<u>C</u>	0	<u> </u>	5 0	5		0	0		5 1	1 10		5 11		
	20 Middlecroft Grove Strensall Fox Inn, 90 The Village, S-o-t-F	-	3 1		5 0	0	5	4	`	4 C	<u> </u>) (0	0		5 0	32				
	Land located off Willow Grove	1	0 (<u> </u>	0 0	0	5	1 0	1	4) 3	, () 0	0		0 1) 3: L 9	8	4 4	12	
	South of Southfileds Road, Strensall & Land south of The Village,		5 (-	3 0	0	5	5	<u> </u>	5 0) 5		0	0		5 0	33	3 2	3 10		•
	Land off Stockton lane		5 ()	0 0	0	5	4		2 3	3 0) (0	0		5 0	24			8	,
	Land to the east of Princess Road, Strensall		5 (1 0	0	5	5		5 0	5		0	0		5 0	3:		_		
	Land at Stockton Lane, Stockton on the Forest, York South of Southfileds Road, Strensall & Land south of The Village,	-	4 2		1 0	0	4	5	`	4 3	S C) (0	0		5 0	25				
	South of Southfileds Road, Strensall & Land south of The Village, South of Southfileds Road, Strensall & Land south of The Village,	1	5 (0 0	0	5	5	;	4) 5) 0	0		5 0	28		_		-
	Land between Southfields Road & railway line		5 (-	3 0	0	5	5		5 0	5	1 (0	0		0 0	28			5	, 1
266	Land between Southfields Road & railway line		5 ()	3 0	0	5	5		5 0	5	i (0	0		0 0	28	8 2	3 5	5	<i>j</i>
	Land between Southfields Road & railway line		5 ()	3 0	0	5	5		5 C	5		0	0		0 0	28			5	, :
	Land between Southfields Road & railway line	-	5 (,	1 0	0	5	'	<u> </u>	5 0	5	<u> </u>	0	0		0 0	26			5	<u>-</u>
	Land between Southfields Road & railway line Bull Commercial Centre	-	Δ (_	0 0	0	5	5		+ C	5) (0	0		5 0	24		_	5	}
	Land at Towthorpe and Strensall	1	0 4	-	0 0	n	0	0 0	1	4 C) 5) 0	0		5 0) 18		8 10	14	11
	Field at Strensall Road	1	0 (<u> </u>	0 0	0	C	<u> </u>	<u> </u>	4 0	5	5 0	0	0		5 0) 14		4 10		
264	Land between Southfields Road & railway line		5 ()	3 0	0	5	5		5 0	5	6	0	0		0 0	28	8 2	3 5	5	, [
	Land RO Terrington Close / Jaywick Close		3 (0	0	5	'	<u>'</u>	4 0	5		0	0		0 0	2:		-	5	<u> </u>
	Hall Farm Old Easrwick	-	0 0	_	0 0	0	C	0	4	4 3	5 5		0	0		5 0	17	/ <u> </u>	4 13	13	13
	Hopgrove Land South Strensall Greenbelt Area	1	4 2	-	1 0	0	5	1 2	, .	4 7) 2	, () 0	0		5 0) 25	5 1	7 8	10	1
	Westpit Green		0 1	_	5 0	0	4	-		4 0	3		0	0		5 0) (0	0 0		
256	Oakland Walk	<u> </u>	3 (0	5 0	0	5	2	2	4 0	5	5	0	0		5 0		0	0 0		<u> </u>
	Rear of Netherwoods and the Village Strensall		5 ()	3 0	0	5	5		5 0	5	(0	0		0 0	28			5	, .
416	83 Tennent Road		5 4	4	5 5		5	5 5	5 4	4 2	2[5	5 0	0	1		5 0	9	6 3	3 13	17	1.7

	SITE DETAILS		1	T	Γ.,	1	1		NTAL CONSID		Τ	
all for ites Ref	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
	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
	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
	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 n/a	Intersects Corridor
	Land North of Askham Richard Land at Chapel Lane, Askham Bryan	n/a n/a	partly partly	Askham Richard Askham Bryan	within 50m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	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
	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
	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
	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
	Harewood Whin 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 n/a	n/a n/a	n/a n/a	Intersects Within Zone 2	n/a n/a	n/a n/a
	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	Entirely within corridor	n/a
	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	n/a	n/a
	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
	Lnd 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
	Land at Manor Close, Upper Poppleton	Within 250	partly	Upper Poppleton n/a	within 50m n/a	n/a n/a	n/a	n/a	n/a n/a	n/a n/a	n/a Intersects Corridor	n/a
	Civil Service Sports Ground 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	n/a	n/a	n/a	Intersects Corridor n/a
	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
	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
	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
	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
	Grantchester Stripe Lane Skelton Clifton Gate	Within 50m n/a	n/a n/a	n/a n/a	within 250m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a Intersects Within Zone 2	n/a n/a	n/a Intersects Corridor
	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
	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
	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
	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
	Shipton road	n/a	n/a	n/a n/a	within 50m n/a	n/a	n/a	n/a n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Skelton Park Golf Club Land to rear of Windrush House, Skelton	Within 250 n/a	n/a n/a	n/a	within 250m	n/a Intersects 250m	n/a n/a	n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
	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
	Whitehall Grange	Intersects 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	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
	Land off Landalewwood Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	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
	Playing field / pumping station adj Library, Rawcliffe Lane Jacobin Cottage 109 The Village Stockton on Forest	n/a Within 50m	n/a partly	n/a Stockton On Forest	n/a within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2	n/a n/a	n/a n/a
	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
	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
	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
	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
	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
	Springfield Sandy Lane Stockton on Forest 20 Middlecroft Grove Strensall	Within 250 n/a	n/a n/a	n/a n/a	within 250m within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	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	n/a	n/a	n/a
	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
	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
	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
	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
	Low Farm Towthorpe Road Haxby	Intersects 50m	Yes	Towthorpe Conservation Area	within 50m within 50m	n/a	n/a	n/a n/a	n/a n/a	n/a	n/a n/a	n/a
	Manor Farm 1 The Village Strensall The Laurels Brecks Lane Strensall	Intersects 50m Within 250	Yes n/a	Strensall Village n/a	within 250m	n/a n/a	n/a n/a	n/a	n/a	n/a n/a	n/a	n/a n/a
	31 Southfields Road	Within 250	Yes	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	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
	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
	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
	Bonneycroft 22 Princess Road Strensall 18 The Village Earswick	n/a Within 50m	partly	Strensall Village n/a	within 50m n/a	n/a n/a	n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	20 Middlecroft Grove Strensall	n/a	n/a n/a	n/a n/a	m/a within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	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
	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
	South of Southfileds 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
	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
	Land to the east of Princess Road, Strensall	Within 250 n/a	partly	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Land at Stockton Lane, Stockton on the Forest, York South of Southfileds Road, Strensall & Land south of The Village,	n/a Within 250	n/a n/a	n/a n/a	within 250m within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	South of Southfileds 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	n/a
	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
	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
	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
	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
	Bull Commercial Centre Land at Towthorpe and Strensall	n/a Intersects 50m	n/a partly	n/a Towthorpe Conservation Area	n/a within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
	Field at Strensall Road	Within 250	n/a	n/a	within 50m within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a	n/a n/a	n/a n/a
	Land between Southfields Road & railway line	Within 250	n/a n/a	n/a	within 50m	n/a n/a	n/a	n/a	n/a	n/a	n/a	n/a
	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 Easrwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	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
	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
	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 Rear of Netherwoods and the Village Strensall	Within 250 Within 50m	n/a partly	n/a Strensall Village	within 250m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	n/a n/a	n/a n/a
ECC												

all for	SITE DETAILS	Agricultural land	Troc	DPOW onsite	DDOW within 400	Dovolonable	Analysed for	Analysed for	REASON TAKEN FORWARD	Allegated	
all for tes Ref	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 Re
106	Land at Boroughbridge Road /Millfield Lane Site 1	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
	Land alongside A64		No	No	Yes but under investigation	0.000		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	Lnd 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
	4 St Catherines Cottages Skelton	GRADE 3	No	No	No	0.132	No	No	Already Committed Residential	No	N/A
	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
	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
	Clifton Gate	Other	No	Yes	No	117.400		No	Considered as part of another site	No	N/A
	Rawcliffe Moor Farm	GRADE 3	No	No	No	51.726		No	Considered as part of another site	No	N/A
	Land at Shipton road (A19), Skelton, York	GRADE 3	No	Yes	Yes	0.000		No	Considered as part of another site	No	N/A
	Amalgomated Sites North of Clifton Moor	Other	No	Yes	No	117.400		No	Considered as part of another site	No	N/A
	Land North of Ring Road Clifton Moor	Other	No	Yes	Yes	9.397		No	Considered as part of another site	No	N/A
	Shipton road	Other	Yes	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Skelton Park Golf Club	GRADE 3	No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Land to rear of Windrush House, Skelton		No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land to South of No. 5 Fairfield Cottages, Skelton	GRADE 3	No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Whitehall Grange	Other	No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Land at Holyrood Drive, Rawcliffe	Other	Yes	Yes	Yes	0.000		No	Failed Criteria 2	No	N/A
	Land off Landalewwood Road	Other	No	No	Yes	0.000		No	Failed Criteria 2	No	N/A
	Tennis Court, Water lane	Other	No	No	Yes but under investigation	0.000		No	Failed Criteria 2	No	N/A
	Playing field / pumping station adj Library, Rawcliffe Lane		No	No	Yes	0.050		No	Under Threshold	No	N/A
	Jacobin Cottage 109 The Village Stockton on Forest	GRADE 3	No	No	Yes	0.139		No	Already Committed Residential	No	N/A
	Store Adj to 45 The Village Earswick	GRADE 3	No	No	Yes	0.147		No	Already Committed Residential	No	N/A
	Seven Oaks Ox Carr Lane Strensall	GRADE 3	No	No	No	0.181		No	Already Committed Residential	No	N/A
	The Grange Towthorpe Road Haxby	GRADE 3	No	No	No	0.000		No	Already Committed Residential	No	N/A
	Middleton House 2 Redmayne Square Strensall	GRADE 3	No	No	Yes	0.179		No	Already Committed Residential	No	N/A
	Toad Hall 23B Hopgrove Lane South	Grade 3b	No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	Springfield Sandy Lane Stockton on Forest	GRADE 3	No	No	Yes	0.161		No	Already Committed Residential	No	N/A
	20 Middlecroft Grove Strensall	GRADE 3	No	No	Yes	0.078		No	Already Committed Residential	No	N/A
	Methodist Chapel The Village Stockton on Forest	GRADE 3	No	No	Yes	0.077		No	Already Committed Residential	No	N/A
	Chapel Farm 111 The Village Stockton on Forest	GRADE 3	No	No	Yes	0.055		No	Already Committed Residential	No	N/A
	28 West End Strensall	GRADE 3	No	No	Yes	0.263		No	Already Committed Residential	No	N/A
	4 Willow Grove Farswick	GRADE 3	No	No	Vec	0.085		No	Already Committed Residential	No	N/A
	Whitewalls Ox Carr Lane Strensall	GRADE 3	No	No	No	0.298		No	Already Committed Residential	No	N/A
	Low Farm Towthorpe Road Haxby	GRADE 3	No	No	Yes	0.000		No	Already Committed Residential	No	N/A
	Manor Farm 1 The Village Strensall		No			0.458		No			N/A
	The Laurels Brecks Lane Strensall	GRADE 3	No	No No	Yes Yes	0.458		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	31 Southfields Road	GRADE 3	No	No	Yes	0.199		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	Helmsdale York Road Strensall	GRADE 3	No	No	Yes	0.032		No	Already Committed Residential	No	N/A
	Golden Grove Cottage Sheriff Hutton Road	GRADE 3	No	No	Yes	0.141		No No	Already Committed Residential Already Committed Residential	No	N/A N/A
	Pinewood View (Brickyard Cottage) 1 Brecks Lane	GRADE 3	No	No	Yes	0.000		No No	Already Committed Residential Already Committed Residential	No No	N/A N/A
	, , , ,	GRADE 3		No		0.043		No No			N/A N/A
	Bonneycroft 22 Princess Road Strensall	GRADE 3	Yes		Yes			No No	Already Committed Residential Already Committed Residential	No No	
	18 The Village Earswick	GRADE 3	No	No.	Yes	0.106		No No	,	No No	N/A N/A
	20 Middlecroft Grove Strensall		No	No No	Yes	0.174			Already Committed Residential	No No	
	Fox Inn, 90 The Village, S-o-t-F	GRADE 3	No	No No	Yes	0.163		No	Already Committed Residential	No	N/A
	Land located off Willow Grove	GRADE 3	No	No	No	13.957		No	Considered as part of another site	No	N/A
	South of Southfileds Road, Strensall & Land south of The Village,	GRADE 3	No	No	Yes	0.031		No	Considered as part of another site	No	N/A
	Land off Stockton lane		No	No	No	0.000		No	Considered as part of another site	No	N/A
	Land to the east of Princess Road, Strensall	GRADE 3	Yes	No	Yes	2.532		No	Considered as part of another site	No	N/A
	Land at Stockton Lane, Stockton on the Forest, York	GRADE 3	No	No	No	2.384		No	Considered as part of another site	No	N/A
	South of Southfileds Road, Strensall & Land south of The Village,	GRADE 3	Yes	No	Yes	0.000		No	Considered as part of another site	No	N/A
	South of Southfileds Road, Strensall & Land south of The Village,	GRADE 3	No	No	Yes	0.610		No	Considered as part of another site	No	N/A
	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.000		No	Considered as part of another site	No	N/A
	Land between Southfields Road & railway line	GRADE 3	Yes	No	Yes	0.000		No	Considered as part of another site	No	N/A
	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.308		No	Considered as part of another site	No	N/A
	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	1.601		No	Considered as part of another site	No	N/A
	Land between Southfields Road & railway line	GRADE 3	No	No	No	0.576		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
	Land at Towthorpe and Strensall	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Field at Strensall Road		No	No	No	0.000		No	Failed Criteria 1	No	N/A
	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Land RO Terrington Close / Jaywick Close	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 1	No	N/A
	Hall Farm Old Easrwick	GRADE 3	No	No	Yes	0.000		No	Failed Criteria 2	No	N/A
	Hopgrove Land South	Grade 3b	Yes	No	Yes	0.000		No	Not Submitted for Development	No	N/A
	Strensall Greenbelt Area	GRADE 3	Yes	No	No	30.741		No	Not Submitted for Development	No	N/A
	Westpit Green	GRADE 3		No		0.153		No No	-		N/A N/A
	Westpit Green Oakland Walk	GRADE 3	Yes	No No	Yes	0.153			Not Submitted for Development	No No	
400		GRADE 3	No No	No	Yes Yes	0.000		No No	Not Submitted for Development Under Threshold	No No	N/A N/A
F	Rear of Netherwoods and the Village Strensall										

Section Sect		SITE DETAILS									EN'	VIRONMENTA	\L			
Geo. Control	SITE NAME	Site Size		Site Location	Ward	Properties			Flood Zone 3a	Character and	Nature Conservation	Infrastructure		SINC site	Area of Local Nature Conservation Interest	
10.50 Severe Name	424	Summersgill 8 Front Street	0.041	Yes	Suburban	Westfield	1270	Brownfield	no	n/a	no		no	no	no	no
April Description Company Co											-				no	no
April March Marc																no
354 227 8 Register Red	468	48 Wetherby Road	0.073	Yes	Suburban	Westfield	1050	GDN	no		no	no	no	no	no	no
General State 1,000 1,00			0.016	Yes	Suburban	Westfield	1168	GDN	no	n/a	no	no	no	no	no	no
200 Line of Advance Lane, Vol. 5.25 See Adjacent to Selection According 127 Committed	546	Floral Elegance 49 Front Street	0.028	Yes	Suburban	Westfield	1228	Brownfield	no	n/a	no	no	no	no	no	no
171 cell and purification of the Anomaly (1 percentage) 2.20 cell and 1 percentage) 1.00 cell and 1 percentage)	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
177 2014 14 15 2014 14 15 2014 14 15 2014 14 15 20	100	Land off Askham Lane, York			Adjacent to Suburban Area		1087	Greenfield	no		partly	no	no	no	no	no
100 100															no	no
122 June of persons forces accessed on the control of the cont															no	no
1210 Immoder pressure Print		,													no	Adjacent to
300 Matter Response Farmer 0.000 Vest 100 Medical 150 Generalized 150 Control 150 No. 15															-	no
8.1 Paper For Sam Handel Highany Wheelshade 0.700 (Pris. Burill State 1.000 (P																no
300 Control Ferror Moderate Lane 0.000 Vest Small Major Medicale 34 Secondaria 0.00 Vest 0.00 0.0											•					no
500 Duburn Half Cooff House Maynor Grove Naburn 0.15 free 5 mail Willings Winderside 1.15 5 GOM Partly Cittled Willin 3 Partly Cit							73								no	no
460 Dubum House Farm							8				- 1				no	no
48.1 No villa Man Street Floringer (Large Numery, Myherinka Large, Floringer)																no
231 Prover Federal Petronery, Wheelstede Lanes, Christophon 0.831 Prover Federal Petronery, Wheelstede 120 Cerember 0.0 0.																no
S15 Fow Time House Numerals and Salaum															1	_
Sept Silestrone Ehvington Jane 0.110 Nes Normal Millage Wheldrake 135 SON no no no no no no no n											1110				-	intersects
Sel Church Hall Main Street Delighton					Ü											no
So Land to rear of Man Street, Edwington, york								1			no				no	110
56 James of Main Forces, Elvington, York 0.447 Yes Adjacent to Small Willing Whedrings 332 Greenfield no no no no no no no n											no				no	
609 Arres Farm, Nathum															1	
178 Former North Selby Mine site 34,528 No Bural Whelstrake 3 Preclosuly developmon sitesests zone 3a antity no no no no no no no n					, ,										110	_
ST1 48 Szarroft Road							11								contains ontire	Adjacent
701 59/02040/OUT						Wileidiake	32									no
702 07/00559/FUL					Karai		0	Greenneid			1				1	No
78 30 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 120 70 70 120 70 70 70 70 70 70 70							0								_	No
700 3/201376/TUM							7									No
793 30/0231/DUTM							0									No
7791 11/0043/FILIM							0					_				No
708 11/10318/FUL							0									No
710 11/02381/DUTM	708	11/01518/FUL	0.280	Yes			0	mixed			No	No	No	No		No
T11 12/01755/FUL	709	11/01993/FUL	0.420	Yes			0	Brownfield	No	n/a	Entirely	No	No	No	No	No
712 12/01824/FUL			12.352	Yes			0	Greenfield			Adjacent	No			No	Contains Entire
7.13 1.1/00436/FULM	711	12/01755/FUL	0.131	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No
Triansparent Tria	712	12/01824/FUL	0.196	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No
T15 13/02542/FULM							0		No		No	No		No	No	No
716 12/01975/FULM			0.161	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No
717 11/02658/FULM							0									No
718 11/02210/FULM 0.721 Ves 0.80 Brownfield Partly Intersects zone 3a No No Partly No No And 693 Amalgamated Sites East of Metcalife Lane 7.664 Ves 0.00 Mixed Adjacent Adjacent No No<							0									No
693 Amalgamated Sites East of Metcalfe Lane 7.664 Yes 0 Mixed Adjacent A							0						1			No
721 Land south of Bad Bargain lane 11.677 Ves 0 Greenfield No n/a No		, ,					0									Adjacent
722 Land east of Cottage road stables 12.065 Yes 0 Greenfield No n/a No							0		.,		_				1	No
720 Land to the east of Terrys 9.48 Yes							0				1.10					No
728 Fenwick Street 0.143 0 Greenfield No n/a No No Entirely No							0									No
729 York Road Haxby 0.160 0 Greenfield No n/a No No <t< td=""><td></td><td></td><td></td><td>Yes</td><td>1</td><td></td><td>0</td><td></td><td></td><td></td><td>Entirely</td><td></td><td></td><td></td><td></td><td>No</td></t<>				Yes	1		0				Entirely					No
719 Terrys Carpark 0.866 Yes 0 Brownfield No n/a Entirely No Partly No				ļ	1	1	0				No					No
40 Amenity Land adj Derwent House Elvington 0.137 Yes Adjacent to Small Village 170 Previously developm no n/a no					1		0									No
730 Chaloners road 0.092 0 Brownfield No Within zone 3a No No <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1</td> <td>0</td> <td></td> <td></td> <td></td> <td>, ,</td> <td></td> <td></td> <td></td> <td></td> <td>No</td>					1	1	0				, ,					No
731 Hewley Avenue 0.085 0 Brownfield No n/a No					Adjacent to Small Village	1	170									no
732 Newbury Avenue 0.104 0 Brownfield No n/a Adjacent No							0									Adjacent
614 Barleycorn House 0.082 Yes Small Village 55 Greenfield no n/a no no no no no no							0									No
			*****		Carall Vellana	+	0					No	1		No	No
oto perween paneyoun nouse and nose corresponding to the properties and properties and not the properties and not						+	30				1	no no			no	no
	015	between barieycom nouse and kose Cottage	0.071	res	Aujacent to Small Village	-	56	Greenneid	IIU	11/d	IIU	IIIU	IIIU	IIU	IIIU	110

424 S 431 a	SITE NAME	Doctor	a Naa.m.a										ECONOMIC						SCORES		
431 2		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		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
	Summersgill 8 Front Street		5 2	2 :	3 4	. () 5	5 5	5	5 3	3 5	5 (0 0	1		5 1	1 44	2:	9 15	17	7 15
	20 Severus Street		5	4 !	5 0	(5	5 5		3	5	5 (0 0	3		5 3	3 48				
	65 Green Lane Acomb		5 4	4	3 4	(5	5 5	5	3	5 5	5 0	0	1		5 3	3 48		_		
	48 Wetherby Road 127 St Stephens Road		3 4	<u> </u>	3 0	(5	, ,		1 3	5	5 (0	1		0 1	1 34				
	Floral Elegance 49 Front Street		5 4	1 :	3 5	() :	5	2	1 2	2 5	5 (0 0	1		5 1	1 45 1 42				
	Land at rear of Westfield School		2 4	1 .	1 0		1 .	5	1	1 2	5	5 0	0 0	1		0 0	29				_
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	Land behind Acomb Explore		5	4	3 4	. (5	5		3	5	5 (0	1		0 1	1 41	3:	1 10		
	Windsor House EPH		3 4		5 4		5	, ,	_	5 2	2 5	5 (0	1		5 1	1 45	3:	1 14	18	.8 14
	Naburn House Farm		0 (,	5 0	() (0	4	1 2	2 0	0 0	0 0	0		5 0	0	<u> </u>	0 () (0 /
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	Former Allenby Nursery, Wheldrake Lane, Elvington		3 () () .			, ,) () (0	0		5 0	10		5 5	;	5
	Yew Tree House Vicarage Lane Naburn		0 ()	,			,		1 2			0 0	0		5 1	1 17		9 8	3	8 8
	Gladstone Elvington Lane		5 (3 0			, .	2	1 0) (0 0	0		5 0	17		2 5	<u> </u>	5 5
	Church Hall Main Street Deighton		0 (0 () () () 3	3 0		0 0	0		5 0	8		0 8	3 8	8
	Land to rear of Main Street, Elvington, york		2 () (4 C	() 4	4	. 4	1 0) () (0 0	0		5 0	23	13	8 5	5	5
	Land off Main Street, Elvington, York		3 () (4 C	() 5	5 5	. 4	1 0) () (0 0	0		0 0	21	2:	1 () (0 (
609	Acres Farm, Naburn		0 (0	0 0	() (0	2	2 2	2 5	5 3	3 0	0		5 3	3 20	;	2 18	18	8 1
	Former North Selby Mine site		0 (0	0	() (0	(0	0	0 0	0	0		5 0	5	(0 5	5	5
	48 Scarcroft Road		0 (-	0 0	() (0) 2	2 0	5	5 (0	0		0 0	7	:	2 5	5	5 5
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	07/00559/FUL		0 (-	2 4	3	3	5 5	5	3	3	3 4	4 0	1		0 1	1 33			<u>'</u>	9 9
	07/01204/FULM		3 4		0 0	() 1	3	5	3	3 0) (0 0	0		5 1	1 20			1	8 4
	12/01176/FULM		0 4		4 4		5	5		3	3	3 4	4 5	5		0 5	5 53		1 22	26	5 2
	09/02291/OUTM 11/00483/FULM		2 (0 (5 0			, .	2	1 0) .) (1	5		0 1	1 11 29		6 5	;	6
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	11/01993/FUL		3 1	-	2 0) 2			1 3	1 3	3 3	3 0	0		5 3	3 28				
	11/02581/OUTM		0 3		1 (<u> </u>	3	. ,		1 3	3	3 4	4 0	0		5 5	32				
	12/01755/FUL		0 () (0 0	3	3	5 5		5 3	3	3 5	5 0	3		5 1	1 30				
	12/01824/FUL		2	3	2 0	() 5	3	. 4	1 2	2 2	2 3	3 0	1		3 3	3 28	19	9 9	12	2
713	11/00436/FULM		0 !	5 () 4		5	5		1 3	3	3 5	5 3	5		5 5	49	2	8 21	. 26	6 2
	10/00615/FULM		0 5	5 ('	. 3	3	5		3	3	3 5	5 5	5		5 1	1 46				
	10/02542/FULM		0 !		0 0	(5	, ,	5	3	3	3 5	5 0	3		5 1	1 32				
	12/01975/FULM		0 (_	0 2	5	5	5		3	3	3 5	5 0	5		5 3	38				
	11/02658/FULM		0 (0 !	,	(5	5	5	3	3	3 5	5 0	3		5 5	36				
	11/02210/FULM		U S	_	2 0	3	5	, ,	5	3	3	3 4	4 0	3		5 3	38		_		
	Amalgamated Sites East of Metcalfe Lane	_	0 4	1	4 4	1	3	5	5	3	5] 3 5] 2	5 (0	0		U] 3	35	2:	9 (0 6
	Land south of Bad Bargain lane Land east of Cottage road stables		0 -	2 (1 4) 2	4	4	1 3	3		0	0		5 1	0	'	2 .	, (
	Land to the east of Terrys		4 (4 0	3	3 1	3		2	1 2	2 7	0	1		5 3	3 28	2	1	,	7
	Fenwick Street		5 (0	2 4	3	3	5 5		3	3 3	3 3	3 0	5		5 1	1 41				2 1:
	York Road Haxby		0 !	5 4	4 0	Č) 5	5 5	. 2	1 3	3	3 0	0 0	0		5 1	1 27				9
	Terrys Carpark		4 (-	4 0) 2			3	3 2	2 0	0 0	3		5 3	3 25				9 9
	Amenity Land adj Derwent House Elvington		0 () :	1 () 5	5	(0)	0 0	0 0	0		5 0	16			5	5
730 (Chaloners road		5 (0 :	2 (3	3	5		1 3	3	3 4	4 0	1		5 3	35	24	4 11	. 11	1 1
	Hewley Avenue		3	2 :	2 4	3	3	5	5	5 2	2 3	3 (0 0	1		5 1	1 33			1	6
	Newbury Avenue		3 !	-	2 4) 5	5 5	5	5 2	2 3	3 (0 0	1		5 3	35	2:	_	5 11	_
	Barleycorn House		0 () (<u> </u>) (`	2	2 0) (0 0	0		5 0	7	(0 7		7
615	Between Barleycorn House and Rose Cottage		0 () (0 0	() (0	ų c) 2	2 0		0 0	0		0 0	2	'	0 2	2 2	2

	SITE DETAILS							ENVIRONM	ENTAL CONSIDE	RATIONS		
Call for Sites Ref	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancien Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor
424	Summersgill 8 Front Street	Intersects 50m	Yes	Acomb	within 50m	n/a	Entirely within AAI	n/a	n/a	n/a	n/a	Entirely within corridor
43:	20 Severus Street	n/a	n/a	n/a	within 250m	n/a	Within 250m	n/a	n/a	n/a	n/a	Entirely within corridor
440	65 Green Lane Acomb	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	n/a	n/a	n/a	Entirely within corridor
	48 Wetherby Road	n/a	n/a	n/a	within 250m	n/a	Within 250m	n/a	n/a	n/a	n/a	n/a
	127 St Stephens Road	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a
	Floral Elegance 49 Front Street	Within 50m	Yes	Acomb	within 50m	n/a	Entirely within AAI	n/a	n/a	n/a	n/a	Entirely within corridor
	Land at rear of Westfield School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
	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	n/a
	Land south of Foxwood Lane, Acomb	n/a n/a	n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
	Z Land off Askham Lane, York Bellhouse Way	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor
	B Land behind Acomb Explore	Within 250	n/a	n/a	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	n/a	Entirely within corridor
	Windsor House EPH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	Naburn House Farm	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Poplar Tree Farm Broad Highway Wheldrake	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
	Oak Tree Farm Wheldrake Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	Naburn Hall Coach House Maypole Grove Naburn	Intersects 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	Naburn House Farm	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	The Villa Main Street Elvington	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
51:	Former Allenby Nursery, Wheldrake Lane, Elvington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
515	Yew Tree House Vicarage Lane Naburn	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a
529	Gladstone Elvington Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
	Church Hall Main Street Deighton	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
	Land to rear of Main Street, Elvington, york	n/a	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
	Land off Main Street, Elvington, York	Within 50m	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Entirely within corridor	n/a
	Acres Farm, Naburn	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor
	Former North Selby Mine site	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	48 Scarcroft Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	05/02040/OUT	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	07/00559/FUL 07/01204/FULM	n/a n/a	n/a n/a	n/a n/a	within 250m n/a	n/a n/a	n/a n/a	n/a n/a	Within 500m n/a	n/a Intersects Within Zone 2	n/a n/a	n/a n/a
	12/01176/FULM	Intersects 50m	n/a	n/a	within 50m	Intersects 250m	Entirely within AAI	n/a	Within 250m	n/a	n/a	n/a
	09/02291/OUTM	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	7 11/00483/FULM	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	3 11/01518/FUL	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
	11/01993/FUL	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	11/02581/OUTM	n/a	n/a	n/a	n/a	Intersects 250m	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
71:	12/01755/FUL	Within 50m	Partly	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Walmgate Bar	Within 50m	n/a	n/a	n/a
712	2 12/01824/FUL	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
	11/00436/FULM	Intersects 50m	n/a	n/a	within 50m	Intersects 250m	Entirely within AAI	Blossom Street & Nunnery Lane, Rail		n/a	n/a	n/a
	10/00615/FULM	Within 50m	Yes	Central Historic Core	within 50m	within 50m	Entirely within AAI	Micklegate, Railway Area	Within 250m	n/a	n/a	n/a
	10/02542/FULM	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Outer Walmgate	Intersects 50m	n/a	n/a	n/a
	12/01975/FULM	Within 50m	Yes	Central Historic Core	within 50m	within 50m	Entirely within AAI	Museum Gardens & Exhibition Squar		n/a	n/a	n/a
	11/02658/FULM	Intersects 50m	n/a	n/a	within 50m	within 50m	Entirely within AAI	n/a	Intersects 50m	n/a	n/a	n/a
	11/02210/FULM	Within 250	n/a	n/a Ochaldwick	within 250m	Intersects 250m	Within 250m	n/a	Within 250m	Intersects Within Zone 2	n/a	n/a
	Amalgamated Sites East of Metcalfe Lane Land south of Bad Bargain lane	Within 250 n/a	Partly n/a	Osbaldwick n/a	within 50m n/a	n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2	Intersects Corridor n/a	n/a
	Land south of Bad Bargain lane Land east of Cottage road stables	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Corridor n/a
	Land to the east of Terrys	n/a	n/a	n/a	within 50m	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
	Fenwick Street	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250m	Intersects Within Zone 2	n/a	n/a
	York Road Haxby	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
719		Intersects 50m	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Amenity Land adj Derwent House Elvington	Within 50m	partly	Elvington	within 50m	n/a	n/a	n/a	n/a	Entirely Within Zone 2	Entirely within corridor	n/a
	Chaloners road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	Entirely within corridor	n/a
	Hewley Avenue	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	Within 500m	n/a	n/a	n/a
	Newbury Avenue	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
	Barleycorn House	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
61	Between Barleycorn House and Rose Cottage	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

	SITE DETAILS							REASON TAKEN FORWARD		
all for tes Ref	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining 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
	48 Wetherby Road	Other	No	No	No	0.073 No	No	Already Committed Residential	No	N/A
	127 St Stephens Road	Other	No	No	Yes	0.000 No	No	Already Committed Residential	No	N/A
	Floral Elegance 49 Front Street	Other	No	No	Yes	0.028 No	No	Already Committed Residential	No	N/A
	Land at rear of Westfield School	Other	No	Yes	Yes	0.000 No	No	Considered as part of another site	No	N/A
	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
	Land south of Foxwood Lane, Acomb	Other Other	No	No	Yes	0.000 No	No No	Considered as part of another site	No	N/A
	Land off Askham Lane, York Bellhouse Way	Other	No	Yes but under Investigation Yes	Yes	0.000 No 0.000 No	No	Considered as part of another site Failed Criteria 2	No No	N/A N/A
	Land behind Acomb Explore	Other	Yes	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Windsor House EPH	Other	No No	No	Yes Yes	0.124 NO 0.180 No	No	Under Threshold	No	N/A
	Naburn House Farm	GRADE 3	No	No	Yes	0.180 NO 0.000 No	No	Already Committed Residential	No	N/A
	Poplar Tree Farm Broad Highway Wheldrake	GRADE 3	No	No	No	0.268 No	No	Already Committed Residential	No	N/A
	Oak Tree Farm Wheldrake Lane	GRADE 2	No	No	Yes	0.000 No	No	Already Committed Residential	No	N/A
	Naburn Hall Coach House Maypole Grove Naburn	GRADE 3	No	No	Yes	0.000 No	No	Already Committed Residential	No	N/A
	Naburn House Farm	GRADE 3	No	No	Yes	0.000 No	No	Already Committed Residential	No	N/A
	The Villa Main Street Elvington	GRADE 3	Yes	No	Yes	0.061 No	No	Already Committed Residential	No	N/A
	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
	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
	Land off Main Street, Elvington, York	GRADE 3	No	No	Yes	0.444 No	No	Considered as part of another site	No	N/A
	Acres Farm, Naburn	GRADE 2	Yes	No	Yes but under investigation	5.041 No	No	Considered as part of another site	No	N/A
	Former North Selby Mine site	GRADE 2	No	Yes	Yes	23.190 No	No	Not Submitted for Development	No	N/A
	48 Scarcroft Road	GRADE 3	No	No	No	0.000 No	No	Already Committed Residential	No	N/A
	05/02040/OUT	Grade 2	No	No	Yes	0.000 No	No	Already Committed Emp	No	N/A
	07/00559/FUL	Other	No	No	No	0.000 No	No	Already Committed Emp	No	N/A
	07/01204/FULM	Grade 2 Other	No	No	Yes	0.000 No	No	Already Committed Emp	No	N/A
	12/01176/FULM 09/02291/OUTM	Grade 2	No No	Yes No	Yes	0.000 No 0.000 No	No No	Already Committed Emp Already Committed Emp	No No	N/A N/A
	11/00483/FULM	Other	No	No	Yes No	0.000 No	No	Already Committed Emp	No	N/A
	11/01518/FUL	Other	No	No	No	0.000 No	No	Already Committed Emp	No	N/A
	11/01993/FUL	Other	No	No	No	0.000 No	No	Already Committed Emp	No	N/A
	11/02581/OUTM	Other	No	No	No	0.000 No	No	Already Committed Emp	No	N/A
	12/01755/FUL	Other	No	No	No	0.000 No	No	Already Committed Emp	No	N/A
	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
	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
	12/01975/FULM	Other	No	No	Yes but under investigation	0.000 No	No	Already Committed Emp	No	N/A
	11/02658/FULM	Other	No	No	Yes but under investigation	0.000 No	No	Already Committed Emp	No	N/A
	11/02210/FULM	Other	No	No	Yes	0.000 No	No	Already Committed Emp	No	N/A
	Amalgamated Sites East of Metcalfe Lane	Grade 3a	No	Yes	Yes	0.000 No	No	Considered as part of another site	No	N/A
	Land south of Bad Bargain lane	Grade 3a	No	Yes	Yes	0.000 No	No	Considered as part of another site	No	N/A
	Land east of Cottage road stables	Grade 3a	No	Yes	Yes	0.000 No	No	Considered as part of another site	No	N/A
	Land to the east of Terrys	Grade 3a	No	Yes but under investigation	Yes	0.000 No	No	Failed Criteria 1	No	N/A
	Fenwick Street	Other	No No	No.	Yes but under investigation	0.000 No 0.000 No	No No	Failed Criteria 1 Failed Criteria 2	No No	N/A N/A
	York Road Haxby Terrys Carpark	n/a Grade 3a	No No	No No	Yes Yes	0.000 No	No No	Not Submitted for Development	No	N/A N/A
	Amenity Land adj Derwent House Elvington	GRADE 3	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Chaloners road	Other	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Hewley Avenue	Other	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Newbury Avenue	Other	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Barleycorn House	GRADE 3	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
	Between Barleycorn House and Rose Cottage	GRADE 3	No	No	Yes	0.000 No	No	Under Threshold	No	N/A
				1						1.71

	s which fail Criteria 4 /not taken forward as an	allocat	ion												<u> </u>
													<u> </u>		
	SITES DETAILS									ONMENTAL					
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	Statuory Nature Conservation Sites	Regional Green Infrastruct ure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservatio n Interest	Existing Openspace
	Land alongside A64	0.592314		Rural	Bishopthorpe	Greenfield	n/a	no	no	no	no	no	no	no	No
	South of Moor Lane Carparks at Nuffield Hospital	3.11732 0.631961		Adjacent to VIllage Urban	Bishopthorpe Clifton	Greenfield Brownfield	n/a n/a	no	partly	no	no no	no	no no	no no	No No
	Land at Intake Lane Dunnington	1.289		Rural	Derwent	Greenfield	Intersects zone 3a	no no	no no	no no	no	no no	no	no	No
	Land at Hull Road Dunnington	6.08421		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
	York Road, Dunnington	6.00046		Adjacent to Village	Derwent	Greenfield	n/a	no	no	no	no	no	no	no	No
136 160	Land at Intake, Dunnington	2.39302 4.71318		Rural Rural	Derwent	Greenfield	Intersects zone 3a	no	no	no	no	no	no	no	No No
623	Land at Grimston Bar Land Adjacent to Grimston Bar and A1079	13.4751		Rural	Derwent Derwent	Greenfield Greenfield	n/a n/a	no no	no Adjacent	no no	no no	no no	no no	no no	No
626	Land at Brear Close	0.323183		Urban	Dringhouses & Wo		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
	The Retreat, Heslington Road	6.11926		Urban	Fishergate	Brownfield	n/a	no	partly	no	no	no	no	Adjacent	Part
	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
	Amalgamated sites adj Designer Outlet Car park, High Newbiggin Street	48.6889 0.605229	2211	City Centre	Fulford Guildhall	Mixed	Intersects zone 3a	No no	Partly	No	No	No	No	Contains Ent	
	Peel St/ Margret St	0.407739		City Centre	Guildhall	Brownfield Brownfield	n/a n/a	no	no no	no no	no no	no no	no no	no	No No
	Land at Marygate	0.506168		City Centre	Guildhall	Greenfield	n/a	no	no	no	no	no	no	no	No
	Marygate Car Park, access from Hetherton's Street	0.814943		City Centre	Guildhall	Brownfield	Entirely within 3a	no	no	no	partly	no	no	no	No
	Site at Jame Street	0.44168		City Centre Ex 2	Guildhall	Brownfield	Within zone 3a	no	no	no	no	no	no	no	No
147	• • • • • • • • • • • • • • • • • • • •	12.9297		Adjacent to Large Village	Haxby & Wigginto		n/a	no	partly	no	no	no	no	no	No
	Whiteland Field	1.38607		Adjacent to Large Village	Haxby & Wigginto		n/a	no	no	no	no	no	no	no	No
	Pond Field Amalgomated Sites South of Heslington	5.70616 228.341		Adjacent to Suburban Area Adjacent to Suburban Area	Heslington Heslington	Greenfield Mixture	n/a Intersects zone 3a	no Partly	no partly	no no	no no	no no	no Adjacent	no Contains Ent	No nt Part
	Elvington Airfield	166.942		Rural	Heslington	Brownfield	n/a	no	no	no	no	no	intersects	no	No
	Amalgomated Sites at Layerthorpe	0.920698		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
	Severus Hill	1.97409		Urban	Holgate	Previously development land	n/a	no	no	no	no	no	contains entire	no	No
138	7. 7 0	4.75035		Urban	Hull Road	Mixture	n/a	no	no	no	no	no	no	no	Part
	Malton Road site, york	7.14081	1125	Adjacent to Urban Area	Huntington & New		Intersects zone 3a	partly	partly	no	no	no	no	no	No
	Amalgamated East of Monks Cross Amalgamated Site Monks Cross Shopping Park	49.4912 0.851893	0	Subu	Huntington & New Huntington & New		Adjacent n/a	No No	Partly No	No No	No No	No No		No No	No No
	Hudson House	0.675668		City Centre	Micklegate	Previously development land	n/a	no	no	no	no	no	no	no	No
	Carpark off Bishopthorpe Road	0.201247		Urban	Micklegate	Brownfield	n/a	no	no	no	no	no	no	no	No
161	Land at Murton Lane Industrial Estate	5.04329	25	Rural	Osbaldwick	Greenfield	n/a	no	no	no	no	no	no	no	No
	Land north of Sledmere Crossing, Dunnington	4.80485		Rural	Osbaldwick	Mixed	n/a	no	no	no	no	no	no	no	No
	To the Rear of Blue Coat	0.426231		Adjacent to Small Village	Osbaldwick	Greenfield	n/a	no	no	no	no	no	no	no	No
	Wills & Ellis Garage Back Lane Wetherby Road Knapton	0.315427 1.70648		Rural Rural	Rural West Rural West	Previously development land Greenfield	n/a n/a	no no	no no	no no	no no	no no	no no	no no	No No
	Land at Moor Lane, Copmanthorpe. Field No. 7222	12.9896		Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
	Playing Fileds and Village Fields	10.0518		Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
	Land at Wetherby Road, Knapton	9.53494		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
	Site B - land off Ouse Moor Lane Nether Poppleton	7.25312		Rural	Rural West	Greenfield	n/a	no	partly	no	no	no	no	no	No
	Greenfield site	3.50889		Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
	Amalgomated site west of Chapelfields 1 Amalgomated sites between Knapton and Westfield	50.898 64.1618		Adjacent to Suburban Area Adjacent to Suburban Area	Rural West Rural West	Greenfield Greenfield	n/a n/a	no no	no partly	no no	no no	no no	intersects	Adjacent no	Part No
	Land at Pansy Field. West of Station Road. Upper Poppleton	2.9051		Adjacent to Suburban Area Adjacent to Large Village	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
	Rufforth Airfield û South of Southfield Close	4.17273		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
	Land west of Haxby Road	2.03927		Urban	Skelton, Rawcliffe		n/a	no	partly	no	partly	no	no	no	Yes
	Flaxton Road, Strensall	6.55487		Rural	Strensall	Greenfield	n/a	no	no	Adjacent	no	no	No	Contains Ent	
	Duncombe Farm, Strensall Land at Earswick	73.5541 3.07582		Adjacent to Large Village Adjacent to Small Village	Strensall Strensall	Mixture Greenfield	Intersects zone 3a n/a	no no	no no	no no	partly no	no no	no no	intersects no	Part No
	Land to rear of Greystones	3.81272		Adjacent to Small Village Adjacent to Large Village	Strensall	Mixture	n/a n/a	no	no	no	no	no	no	Adjacent	No
	South of Southfileds Road, Strensall & Land south of The Village,	0.787763		Adjacent to Large Village	Strensall	Greenfield	n/a	no	no	no	no	no	no	no	No
	Amalgomated sites East of Earswick	27.5061		Adjacent to Small Village	Strensall	greenfield	n/a	no	no	no	no	no	Adjacent	Adjacent	No
	Amalgomated sites off Stockton Lane	8.96726	241	Rural	Strensall	Previously development land	n/a	no	partly	no	no	no	no	no	No
	Land at Sandy lane, Stockton-on-the-forest	2.78341		Rural	Strensall	Brownfield	n/a	no	no	no	no	no	no	no	No
	North Carlton Farm, Stockton-on-the-forest	40.6373		Rural	Strensall	Brownfield	n/a	no	no	no	no	no	no	no Adiacent to	No
	Land at the Mews, Strensall Foss Bank Farm	1.00803 1.06766		Rural Rural	Strensall Strensall	Brownfield Greenfield	n/a n/a	no no	no partly	no no	no partly	no no	no no	Adjacent to no	No No
	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	4.78611		Adjacent to Small Village	Wheldrake	Mixture	n/a	no	no	no	no	no	no	no	No
	The Stables Elvington	1.57974		Rural	Wheldrake	Previously development land	n/a	no	no	no	no	no	no	no	No
	South of Airfield Business Park	15.8857		Rural	Wheldrake	Mixture	n/a	no	no	no	no	no	no		No
	Land to the North of Escrick	9.66595		Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
	Land to the West of A19, Escrick	23.6713	12		Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	4.43851		Adjacent to Small Village	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
	Amalgomated Sites off main Street Elvington	8.21308		Adjacent to Small Village	Wheldrake	Greenfield	Adjacent	no	no	no	no	no	no	no	No
	Elvington Park Land at Airfield Business Park, Elvington	3.17725 0.294856		Rural Rural	Wheldrake Wheldrake	Greenfield Brownfield	n/a n/a	no no	no no	no no	no no	no no	no no	intersects no	No No
	Land to west of Elvington Airfield Business Park	2.00067		Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no			No
	Site E, Airfield Industrial Estate, Elvington	0.393618		Rural	Wheldrake	Brownfield	n/a	no	no	no	no	no	no	no	No
	, ,	0.60754		Rural	Wheldrake	Mixed	n/a	no	no	no	no	no		no	No
	Elvington Airfield Inset	0.00734													
608	Pool Bridge Farm The Forge Crockey Hill	7.04508 0.542872		Rural Rural	Wheldrake Wheldrake	Greenfield Brownfield	n/a n/a	no	no	no	no no	no no	no no	no no	No No

Call for Sites Ref		Doctors	I.		1	SOCIAL					1		CONORAIC								
Sites Ref		Doctors	1									E	CONOMIC						SCORES	i	
271		SCORE	s SCORE		SCORE	Higher Education Establishments SCORE	Neighbourhoo d Parade SCORE		Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highway s SCORE	Cycle Routes SCORE		Residential Service Score	Residential Transport Score	Employment Transport Score	Employment Overall Score
	Land alongside A64	0	0	1	0	3	0	5	Λ	3	0	1 2	0	0	5	3	25	12	13	13	3 13
	South of Moor Lane	2	: 0		4 0	0	2	2	4	3	0	0 0	0	0	5	5	27				
648	Carparks at Nuffield Hospital	0	0		5 0	0	5	5	5	3	5	0	0	3	5	3	39	20	19		
	Land at Intake Lane Dunnington Land at Hull Road Dunnington	3	0)	0 0	0	4	0	5	2	0	0	0	0	5	3	22 14		10	10	
	Common Lane Dunnington	0) 2		0 0	0	0	0	2	3	0	0 0	0	0	0	0	7	4	3	10	3
	York Road, Dunnington	0	4		4 0	0	0	0	4	3	0	0	0	0	0	3	18	12	6	10) 6
	Land at Intake, Dunnington	3	0		0	0	2	0	4	2	0	0	0	0	5	3	19		10		
	Land at Grimston Bar Land Adjacent to Grimston Bar and A1079	0	0 0		0	3	0	0	0	3	0	0	0	0	5	3	14 22		11 17		
	Land at Brear Close	0	4		5 0	0	5	5	5	3	5	5 0	0	3	5	1	41				
	MOD Land Fulford	0	0		3 4	3	4	4	4	2	3	3	0	1	0	1	32				
	The Retreat, Heslington Road Amalgomated Sites at Connaught Court Care Home	2	2		1 0	3	5	4	5	3	5	2	0	3	5	5	48 45				
	Amalgamated sites adj Designer Outlet	0	0 0		0 0	0	1	0	4	3	3	3 4	0	0	5	5	5	12			
	Car park, High Newbiggin Street	5	4		5 0	5	5	5	5	3	5	3	0	3	5	3	56	34	22		
	Peel St/ Margret St	0	4		0	0	5	5	5	3	5	5	0	3	5	3	43				
	Land at Marygate Marygate Car Park, access from Hetherton's Street	0	1 2		0 0	5	5	5	4	3	5	5 4	1	5	5	3	47 48				
	Site at Jame Street	2	. 4		3 0	0	5	5	5	3	5	5 5	0	3	5	5	50				
	Fields to east of B1363. opposite Plantation Farm	2	. 2		1 0	0	2	2	4	3	3	0	0	0	0	0	19		6	8	6
	Whiteland Field Pond Field	2	0		3 0	0	2	0	4	3	0	0	0	0	5	0	17 53		20	24	-
	Amalgomated Sites South of Heslington	4	4		4 0	3	2	0	5	0	0	0	0	0	5	3	30			12	
607	Elvington Airfield	0	0)	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	
	Amalgomated Sites at Layerthorpe	3	4		3 0	3	5	5	5	3	5	5	0	3	5	3	52				
	Land at Acomb Waterworks Severus Hill	4	2		3 0	0	5	5	5	3	5	5 0	0	3	5	3	30 43				
	York St John University playing field	2	. 4		4 4	5	4	4	4	3	5	3	0	1	5	3	51				
	Malton Road site, york	4	4		1 0	0	4	4	4	3	5	5 2	0	0	5	5	44				
	Amalgamated East of Monks Cross Amalgamated Site Monks Cross Shopping Park	0	0		0	0	4	5	4	3	3	3 4	0	0	5	1	21 14			13	
	Hudson House	0	0 4		0 3	3	5	5	5	3	5	5 5	5	5	5	3	56				
	Carpark off Bishopthorpe Road	0	4		5 4	3	5	5	5	3	5	3	1	5	5	5	58				
	Land at Murton Lane Industrial Estate	0	0)	0	0	0	0	0	3	0	0	0	0	5	1	9	0	9	9	9
	Land north of Sledmere Crossing, Dunnington To the Rear of Blue Coat	0	0 0		0 0	0	0	0	0	3	0) 0	0	0	5	1	11 9	0	9	9	9
	Wills & Ellis Garage	0	1		2	0	0	0	4	2	0	0	3	5	5	3	25	7	18		
	Back Lane Wetherby Road Knapton	0	0		0	0	1	1	4	0	3	0	0	1	5	0	15		9	9	, ,
	Land at Moor Lane, Copmanthorpe. Field No. 7222 Playing Fileds and Village Fields	0	1 4		0 0	0	1	0	4	3	0	0	0	0	5	1	14 16		8	12	
	Land at Wetherby Road, Knapton	0	0		0 0	0	2	2	4	0	3	3 0	0	3	5	1	20		12		
	Site A Land off Main Street Nether Poppleton	2	. 2		1 0	0	2	2	5	3	0	0	0	3	5	0	28				
	Site B - land off Ouse Moor Lane Nether Poppleton Greenfield site	2	2		0 0	0	2	2	4	3	0	0	0	3	5	0	27 17		11	13	
	Amalgomated site west of Chapelfields 1	2	4		4 0	0	2	2	4	0	3	3 0	0	1	5	1	89		28		
	Amalgomated sites between Knapton and Westfield	0	0		1 0	0	2	2	4	2	0	0	0	3	5	5	24		15		
	Land at Pansy Field, West of Station Road, Upper Poppleton	0	0)	0	0	1	1	4	2	0	0	5	5	5	3	26		20		
	Rufforth Airfield û South of Southfield Close Land to the West of Knapton	0	0 0		0 0	0	2	0	4	0	0	0 0	0	3	5	5	13 19		13	13	
645	Land west of Haxby Road	0	0	1	1 0	0	2	2	4	3	5	0	0	1	5	1	24	9	15	1	15
	Flaxton Road, Strensall	0	0		0	0	2	1	4	0	3	0	0	0	0	0	10		3	3	3
	Duncombe Farm, Strensall Land at Earswick	2	. 0	 	0 0	0	1 n	0	4	0	3 5	5 0	0	0	5	1	15 15		11	11	8
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	
	South of Southfileds Road, Strensall & Land south of The Village,	0	0		0		2	1	4	0	5	0	0	0	0	0	12		5		, 5
	Amalgomated sites East of Earswick Amalgomated sites off Stockton Lane	0	0	1	0	0	0	0	4	0	5	0	0	0	5	1	15 27			11	
	Land at Sandy lane, Stockton-on-the-forest	0	0 0		0 0	0	0	0	0	3	0	0	0	0	5	0	8		8	8	3 8
564	North Carlton Farm, Stockton-on-the-forest	0	0)	0	0	0	0	0	2	0	0	0	0	5	0	7	0	7	7	7
	Land at the Mews, Strensall	0	4		0 0	0	4	4	4	0	3	0	0	0	0	0	19			12	3
	Foss Bank Farm Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	2	0		1 0	0	4	2	2	3	0	0	0	0	5	0	16 19		12		3 8
	The Stables Elvington	0	0		0 0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5 5
	South of Airfield Business Park	0	0)	0	0	0	0	0	0	0	0	0	0	0	0	0		0	(0
	Land to the North of Escrick Land to the West of A19, Escrick	0	0	1	0 0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	3 .	8
	Land to the west of A19, ESCRICK Land west of Beckside, elvington and land parcel SE6947 6854 & 70	2	0	 	3 0		4	4	4	0	0	0	0	0	5	0	22	_	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		9	5
	Elvington Park	4	0		1 0	0	0	0	4	0	0	0	0	0	5	0	14		5	5	5
	Land at Airfield Business Park, Elvington Land to west of Elvington Airfield Business Park	0	0	;}	0 0		0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
	Site E, Airfield Industrial Estate, Elvington	0	0		0 0	Ů	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5 5
606	Elvington Airfield Inset	0	0)	0	Ů	0	0	0	0	0	0	0	0	0	0	0	0	0	(0
	Pool Bridge Farm The Forge Creekey Hill	0	0	1	0 0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
	The Forge Crockey Hill Wheatlands	0	0 0		0 2	0	0	0	4	0	0	0	3	5	5	3	6	0 11	11	11	. 81

9b: Sit	es which fail Criteria 4 /not taken forward as ar	1											
	SITES DETAILS				•	•			ITAL CONSIDERATIONS				
Call for Sites Ref	SITE NAME	Listed Buildings	Within Conservation Area	Adjacent Conservation Are	a Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	c AQMA	Flood Zone 2 Di	istrict GI Corridor	LocalGI Corridor	Agricultura Tree Protection Orders land Classificati on	PROW onsite
	1 Land alongside A64	n/a	n/a	n/a	n/a	n/a	n/a	n/a	, ,	/a	n/a	Grade 1 No	No
	8 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
	8 Carparks at Nuffield Hospital 0 Land at Intake Lane Dunnington	Within 250 n/a	partly n/a	within 50m within 250m	n/a n/a	Within 500m n/a	n/a n/a	Within 500 n/a	Intersects Within Zone 2 n/ Intersects Within Zone 2 n/	/a /a	n/a n/a	Other No GRADE 2 No	No No
	3 Land at Hull Road Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<u> </u>	/a	Entirely within corridor	GRADE 3 No	No
	4 Common Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Entirely within corridor	GRADE 3 No	No
	4 York Road, Dunnington 6 Land at Intake, Dunnington	n/a n/a	n/a n/a	within 250m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/ Intersects Within Zone 2 n/	/a /a	n/a Intersects Corridor	GRADE 2 No GRADE 2 No	Yes No
	0 Land at fritake, Burnington 0 Land at Grimston Bar	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a /a	Intersects Corridor	GRADE 3 No	No
	3 Land Adjacent to Grimston Bar and A1079	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	Grade 2 No	Yes
	6 Land at Brear Close 4 MOD Land Fulford	Within 250	partly	within 50m	n/a	Within 250m	n/a	n/a		/a	n/a	Other No	No Vas hut under Investigation
	9 The Retreat, Heslington Road	n/a Intersects 50m	n/a partly	n/a within 50m	n/a Within 50m	n/a Intersects AAI	n/a n/a	n/a Within 500		/a ntersects Corridor	n/a n/a	Other No Other No	Yes but under Investigation No
	8 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/		Intersects Corridor	Other Yes	No
	4 Amalgamated sites adj Designer Outlet	Within 250	n/a	n/a	n/a	n/a	n/a	Within 250m	Intersects Within Zone 2 n/		Intersects Corridor	GRADE 2 Yes	No
	9 Car park, High Newbiggin Street	Within 50m	partly	within 50m	Within 50m	Entirely within AAI	Monkgate	Intersects 50m		/a	n/a	Other No	No
	7 Peel St/ Margret St 0 Land at Marygate	Intersects 50m Intersects 50m	Yes Yes	within 50m within 50m	Within 250m Within 50m	Entirely within AAI Entirely within AAI	Piccadilly Museum Garde	Intersects 50m en Intersects 50m	Intersects Within Zone 2 n/ n/a In	/a htersects Corridor	n/a n/a	Other No Other No	No No
	1 Marygate Car Park, access from Hetherton's Street	Within 50m	Yes	within 50m	Within 250m	Entirely within AAI	Marygate	Within 500		/a	n/a	Other No	No
66	9 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
	7 Fields to east of B1363. opposite Plantation Farm 9 Whiteland Field	n/a	n/a	n/a	n/a	n/a	n/a	n/a	, , ,	/a	Intersects Corridor	GRADE 3 No	No
	9 Whiteland Field 0 Pond Field	n/a n/a	n/a n/a	n/a within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	<u>'</u> .	/a /a	n/a Intersects Corridor	GRADE 3 No Grade 3b No	No No
	1 Amalgomated Sites South of Heslington	Intersects 50m	partly	within 50m	n/a	n/a	n/a	n/a		tersects Corridor	Intersects Corridor	Grade 3a Yes	Yes
	7 Elvington Airfield	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2 Er	ntirely within corridor	n/a	GRADE 3 No	No
	8 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
	0 Land at Acomb Waterworks 0 Severus Hill	n/a n/a	n/a n/a	n/a n/a	n/a Intersects 250m	n/a Within 500m	n/a n/a	Within 500 n/a	Intersects Within Zone 2 n/ n/a n/	/a /a	Intersects Corridor n/a	Other No Other No	No No
	8 York St John University playing field	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a /a	n/a	Other Yes	Yes but under Investigation
	0 Malton Road site, york	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2 In	tersects Corridor	n/a	Other No	No
	1 Amalgamated East of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a		tersects Corridor	Intersects Corridor	Grade 2 No	Yes
	Amalgamated Site Monks Cross Shopping Park Hudson House	n/a Intersects 50m	n/a Yes	n/a within 50m	n/a Within 50m	n/a Entirely within AAI	n/a Micklegate	n/a Intersects 50m		/a ntersects Corridor	n/a n/a	Other Yes Other No	No No
	3 Carpark off Bishopthorpe Road	Within 50m	n/a	within 50m	Within 250m	Intersects AAI	n/a	Within 50m	- · · ·	/a	n/a	Other No	Yes but under Investigation
	1 Land at Murton Lane Industrial Estate	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	0 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
	1 To the Rear of Blue Coat	Within 250	partly	within 50m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	Yes
	7 Wills & Ellis Garage 1 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	n/a n/a	n/a n/a		/a /a	n/a Intersects Corridor	Other No GRADE 2 No	No No
	6 Land at Moor Lane, Copmanthorpe. Field No. 7222	n/a	n/a	within 250m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 2 No	No
	4 Playing Fileds and Village Fields	n/a	n/a	within 250m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 2 No	No
	0 Land at Wetherby Road, Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	Other No	No
	6 Site A Land off Main Street Nether Poppleton 7 Site B - land off Ouse Moor Lane Nether Poppleton	n/a n/a	partly n/a	within 50m within 250m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 n/ n/a n/	/a /a	n/a n/a	GRADE 2 Yes GRADE 2 No	Yes No
	3 Greenfield site	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	GRADE 2 No	No
	2 Amalgomated site west of Chapelfields 1	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	Other No	Yes
	7 Amalgomated sites between Knapton and Westfield	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a n/		Intersects Corridor	Other No	No
	Land at Pansy Field, West of Station Road, Upper Poppleton Rufforth Airfield û South of Southfield Close	n/a Within 250	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		/a /a	n/a n/a	GRADE 2 No GRADE 2 No	No No
	8 Land to the West of Knapton	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	Grade 3a No	Yes
	5 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
	3 Flaxton Road, Strensall	n/a	n/a	within 250m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	6 Duncombe Farm, Strensall 1 Land at Earswick	Intersects 50m n/a	partly n/a	within 50m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	Intersects Within Zone 2 n/ n/a n/	/a /a	n/a n/a	GRADE 3 No GRADE 3 No	Yes No
	9 Land to rear of Greystones	Within 50m	n/a	within 50m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	O South of Southfileds Road, Strensall & Land south of The Village,	Within 250	n/a	within 50m	n/a	n/a	n/a	n/a	n/a n/		n/a	GRADE 3 No	No
	6 Amalgomated sites East of Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Intersects Corridor	Grade 3a Yes	No
	3 Amalgomated sites off Stockton Lane 3 Land at Sandy lane, Stockton-on-the-forest	n/a Within 250	n/a n/a	within 250m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/	/a /a	n/a n/a	GRADE 3 No GRADE 3 No	No No
	4 North Carlton Farm, Stockton-on-the-forest	n/a	n/a	n/a	n/a	n/a	n/a	n/a		itersects Corridor	n/a	GRADE 3 No	Yes
56	5 Land at the Mews, Strensall	n/a	n/a	within 250m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	9 Foss Bank Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247 The Stables Elvington	Within 250 n/a	partly n/a	within 50m n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		/a ntirely within corridor	n/a n/a	GRADE 2 No GRADE 3 Yes	No No
	7 South of Airfield Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a		ntirely within corridor	n/a	GRADE 3 No	No
	3 Land to the North of Escrick	n/a	partly	within 50m	n/a	n/a	n/a	n/a		/a	n/a	GRADE 3 No	No
	8 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/		n/a	GRADE 3 No	Yes
	9 Land west of Beckside, elvington and land parcel SE6947 6854 & 7	n/a Within 50m	n/a n/a	within 250m within 50m	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a Er Intersects Within Zone 2 Er	ntirely within corridor	n/a	GRADE 3 Yes GRADE 2 No	No No
	7 Amalgomated Sites off main Street Elvington 1 Elvington Park	n/a	n/a n/a	n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		ntirely within corridor	n/a n/a	GRADE 2 NO GRADE 3 No	No No
	3 Land at Airfield Business Park, Elvington	Within 250	n/a	n/a	n/a	n/a	n/a	n/a		ntirely within corridor	n/a	NON AGRIC Yes	No
	4 Land to west of Elvington Airfield Business Park	Within 250	n/a	n/a	n/a	n/a	n/a	n/a		ntirely within corridor	n/a	NON AGRIC No	No
	5 Site E, Airfield Industrial Estate, Elvington	Within 250	n/a	n/a	n/a	n/a	n/a	n/a		ntirely within corridor	n/a	NON AGRIC No	No
	6 Elvington Airfield Inset 8 Pool Bridge Farm	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a		ntirely within corridor ntersects Corridor	n/a Intersects Corridor	NON AGRIC No GRADE 2 No	No No
	3 The Forge Crockey Hill	n/a	n/a	n/a	n/a	n/a	n/a	n/a		/a	Entirely within corridor	GRADE 2 NO	No
61											Intersects Corridor	Grade 2 No	

						<u> </u>		
	SITES DETAILS				REASON TAKEN	FORWARE		
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 Pla Ref
271	Land alongside A64	No	0.592314			Analysed for Emp	No	N/a
	South of Moor Lane	Yes	2.67138	Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Carparks at Nuffield Hospital	Yes but under investigation		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Land at Intake Lane Dunnington Land at Hull Road Dunnington	Yes Yes	1.289 6.08421			Analysed for Emp Failed Criteria 4	No No	N/a N/a
	Common Lane Dunnington	No	0.953959			Failed Criteria 4	No	N/a
	York Road, Dunnington	Yes	6.00046			Failed Criteria 4	No	N/a
136	, 0	Yes	2.39302			Analysed for Emp	No	N/a
	Land at Grimston Bar	Yes	4.71318			Analysed for Emp	No	N/a
623 626	Land Adjacent to Grimston Bar and A1079 Land at Brear Close	Yes Yes	13.4674	Resi Stage 1		Analysed for Emp Analysed for Emp & Resi	No No	N/a N/a
	MOD Land Fulford	Yes		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	The Retreat, Heslington Road	Yes but under investigation	6.09851	Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Amalgomated Sites at Connaught Court Care Home	Yes		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Amalgamated sites adj Designer Outlet Car park, High Newbiggin Street	Yes Yes but under investigation	3.11501	Resi Stage 1		Analysed for Emp Analysed for Emp & Resi	No No	N/a N/a
	Peel St/ Margret St	Yes but under investigation		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Land at Marygate	Yes but under investigation		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
	Site at Jame Street	Yes but under investigation	0.44168	Resi Stage 1		Analysed for Emp & Resi	No No	N/a N/a
	Fields to east of B1363. opposite Plantation Farm Whiteland Field	Yes No	1.38607			Analysed for Resi Stage 2 Failed Criteria 4	No	N/a
	Pond Field	Yes		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
	Elvington Airfield	Yes but under investigation	24.6466			Failed Criteria 4	No	N/a
	Amalgomated Sites at Layerthorpe Land at Acomb Waterworks	Yes but under investigation Yes		Resi Stage 1		Analysed for Emp & Resi Analysed for Emp & Resi	No No	N/a N/a
	Severus Hill	Yes but under investigation		Resi Stage 1 Resi Stage 1		Analysed for Emp & Resi	No	N/a
	York St John University playing field	Yes but under investigation		Resi Stage 1		Analysed for Resi and Emp	No	N/a
	Malton Road site, york	Yes but under investigation		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Amalgamated East of Monks Cross	Yes	18.2702	2		Analysed for Emp	No	N/a
	Amalgamated Site Monks Cross Shopping Park Hudson House	No Yes		Resi Stage 1 Resi Stage 1		Analysed for Emp & Resi Analysed for Emp & Resi	No No	N/a N/a
	Carpark off Bishopthorpe Road	Yes but under investigation		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Land at Murton Lane Industrial Estate	No	5.04329	J		Analysed for Emp	No	N/a
	Land north of Sledmere Crossing, Dunnington	Yes	4.80485			Analysed for Emp	No	N/a
	To the Rear of Blue Coat Wills & Ellis Garage	Yes No	0.426231 0.315432			Analysed for Emp	No No	N/a
	Back Lane Wetherby Road Knapton	Yes	1.70648			Analysed for Emp Analysed for Emp	No	N/a N/a
	Land at Moor Lane, Copmanthorpe. Field No. 7222	Yes	12.9896			Failed Criteria 4	No	N/a
	Playing Fileds and Village Fields	No	10.0518			Failed Criteria 4	No	N/a
	Land at Wetherby Road, Knapton	Yes	9.53494			Analysed for Emp	No	N/a
	Site A Land off Main Street Nether Poppleton Site B - land off Ouse Moor Lane Nether Poppleton	Yes Yes		Resi Stage 1 Resi Stage 1		Analysed for Emp & Resi Analysed for Emp & Resi	No No	N/a N/a
	Greenfield site	No	3.50889	nesi stage 1		Analysed for Emp	No	N/a
	Amalgomated site west of Chapelfields 1	Yes		Resi Stage 1		Analysed for Emp & Resi	No	N/a
	Amalgomated sites between Knapton and Westfield	No	33.1273			Analysed for Emp and resi	No	N/a
	Land at Pansy Field, West of Station Road, Upper Poppleton	No	2.9051			Analysed for Resi and Emp	No	N/a
	Rufforth Airfield û South of Southfield Close Land to the West of Knapton	Yes Yes	4.17273 7.87423			Analysed for Resi Stage 2 Analysed for Emp	No No	N/a N/a
	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
	Duncombe Farm, Strensall	Yes	34.3497			Failed Criteria 4	No	N/a
	Land at Earswick Land to rear of Greystones	No No	3.07582 3.81272			Analysed for Emp Failed Criteria 4	No No	N/a N/a
	South of Southfileds Road, Strensall & Land south of The Village,	Yes	0.787763			Failed Criteria 4	No	N/a
	Amalgomated sites East of Earswick	No	27.506			Analysed for Emp	No	N/a
	Amalgomated sites off Stockton Lane	No	2.38448			Analysed for Resi Stage 2	No	N/a
	Land at Sandy lane, Stockton-on-the-forest	Yes	2.78341			Failed Criteria 4	No	N/a
	North Carlton Farm, Stockton-on-the-forest Land at the Mews, Strensall	Yes No	40.6373 0.996368			Failed Criteria 4 Analysed for Resi Stage 2	No No	N/a N/a
	Foss Bank Farm	Yes	0.66345			Analysed for Emp	No	N/a
	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	Yes	4.78612			Analysed for Emp -Stage 2	No	N/a
	The Stables Elvington	No	1.57974			Failed Criteria 4	No	N/a
	South of Airfield Business Park Land to the North of Escrick	Yes Yes	15.0994 9.66595	1	1	Failed Criteria 4 Failed Criteria 4	No No	N/a N/a
	Land to the West of A19, Escrick	Yes	23.6713	1		Failed Criteria 4	No	N/a
	Land west of Beckside, elvington and land parcel SE6947 6854 & 7		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
	Elvington Park	Yes	0.820764			Analysed for Emp -Stage 2	No	N/a
	Land at Airfield Business Park, Elvington Land to west of Elvington Airfield Business Park	No No	0.294856 1.37633	1	+	Analysed for Emp -Stage 2 Analysed for Emp -Stage 2	No No	N/a N/a
	Site E, Airfield Industrial Estate, Elvington	No	0.393618			Analysed for Emp -Stage 2 Analysed for Emp -Stage 2	No	N/a
	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
	The Forge Crockey Hill	Yes	0.542872			Failed Criteria 4	No	N/a
/26	Wheatlands	Yes	6.80642	1		Analysed for Emp	No	N/a

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		using Sites and Allocations																	
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Call for		SITE NAME	Site Size	Residential	Site Location	Brownfield	Flood Risk	Flood Zone 3a	Historic	Statuory	Regional Green	Ancient	SINC site	Area of Local	Existing	Passed	Passed	Passed Criteria	a Developable
Sites Ref	Local Plan			Properties		/Greenfield	3b		Character and	Nature	Infrastructure	woodland		Nature	Openspace	Criteria 1	Criteria 2	3	Area Remaining
	Ref			Within 400m					Setting	Conservation Sites	Corridor			Conservation Interest					
472		Former Gas Site 24 Heworth Green	3.54489		3 City Centre Ex 2	Brownfield	no	Intersects zone 3a	no	no	partly	no	no	no	No	Yes	Yes	Yes	3.33345
299 121		Amalgomated sites by Racecourse, Tadcaster Road Burnholme School	4.62558 6.79407		1 Urban 4 Suburban	Greenfield Mixed BF/GF	no no	n/a n/a	partly	no no	no	no no	Contains Entire	Adjacent intersects	Part Part	Yes	Yes No	Yes N/a	2.60276
202		St Joseph's Monastery	2.61531		2 City Centre Ex 2	Brownfield	no	n/a	no no	no	no no	no	no no	no	No	Yes	Yes	Yes	2.61531
127		Lowfields former school site	5.55099		1 Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.23599
308		Amalgomated sites RO Wilberforce Home/York College	8.84437		9 Adjacent to Suburban Area	Greenfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	2.0429
172 58		Bootham Cresent Football Stadium Askham Bar Park and Ride Site	1.72118 1.59615		4 Urban 6 Suburban	Brownfield Brownfield	no no	n/a n/a	no no	no no	no no	no no	no intersects	no	Part No	Yes	Yes	Yes	0.919245 1.5745
317		Amalgomated Sites North of Moor Lane Woodthorpe	32.7232		O Adjacent to Suburban Area	Mixed BF/GF	no	n/a	partly	no	no	no	no	no	No	No	N/a	N/a	C C
656		Barbican Centre	1.24233		5 City Centre	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.24233
627 192		Land at frederick House East of Fulford Land RO Stockton lane off Greenfield Park Drive	0.777259 0.766739		6 Urban 8 Urban	Brownfield Greenfield	no no	n/a n/a	no no	no no	no	no no	no no	no no	No No	Yes	Yes	Yes	0.777259 0.766739
	H13	Our Lady's RC Primary School	1.31008		8 Urban	Brownfield	no	n/a	Adjacent	no	no	no	Adjacent	no	Part	Yes	Yes	Yes	0.683077
556		Former Citroen Garage 32 Lawrence Street	0.546808		8 City Centre Ex 2	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.546808
120	H15 H16	Beckfield Lane former HWS Sessions of York	0.486854 1.91885		8 Suburban 2 Suburban	Brownfield Brownfield	no partly	n/a Intersects zone 3a	no no	no no	no partly	no no	no no	no no	No No	Yes	Yes	Yes	0.486854 0.465803
631		Burnholme WMC, Burnholme Drive	0.432049	1012		Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes Yes	Yes	0.432049
	H18	Land north of Woodland Chase, York	0.386789		6 Suburban	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	0.36677
654		Land at Mill Mount	0.362591		0 Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.362591
124 99	H20 H21	Oakhaven EPH Woolnough House EPH	0.33346		2 Urban 8 Suburban	Brownfield Brownfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes Yes	Yes Yes	0.33346 0.29306
	H22	Heworth Lighthouse	0.29306		5 Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.290344
	H23	Grove House EPH	0.245721	220		Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.245721
197 651	H24	Bristows Garage Heworth Green North (Forum Site)	0.216811 0.936983		3 Urban Area 6 City Centre	Brownfield Brownfield	no Partly	n/a Within zone 3a	no no	no no	no partly	no no	no no	no Adjacent	No No	Yes	Yes	Yes	0.216811 0.681235
	H26	Land at Dauby Lane, Elvington, York	5.11304		7 Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	contains entire	no	No	Yes	Yes Yes	Yes	4.0547
	H27	Land at Brecks Lane, Strensall	3.90504		2 Within Large Village	Greenfield	no	n/a	no	no	partly	no	no	no	Entire	Yes	No	N/a	С
	H28	Land to north of North Lane, Wheldrake	3.14515		0 Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	3.14515
166 322		Land at Moor Lane Amalgomated sites South of Strensall	2.64848 6.3653		1 Adjacent to Village 6 Adjacent to Large Village	Greenfield Greenfield	no no	n/a n/a	no no	no no	no no	no no	no contains entire	no contains entire	No No	Yes	Yes Yes	Yes Yes	2.64848 2.53183
300		Amalgomated sites 300th of Strensan Amalgomated sites Eastfield Lane, Dunnington	2.51159		0 Rural	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.51159
562		The Tannery, Strensall	2.22255		2 Large Village	Brownfield	no	Intersects zone 3a	no	no	yes	no	no	Adjacent	No	No	N/a	N/a	C
	H33	Water Tower Land Dunnington	4.58482		2 Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	4.58482
	H34 H35	Land North of Church Lane Land at Intake Lane, Dunnington, York	3.00233 1.58905		8 Adjacent to Village 3 Adjacent to Village	Greenfield Greenfield	no no	n/a n/a	partly no	no no	no	no no	no no	intersects no	No No	Yes	Yes Yes	Yes	1.74396 1.58905
580		Land at Blairgowerie House, Main Street	1.54987		9 Large Village	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	1.49902
677		Land RO Rufforth Primary School	0.988338		7 Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	No	N/a	C
95 193	H39	North of Church lane Elvinton West Fields Copmanthorpe	0.916765		6 Adjacent to Small Village 9 Adjacent to Village	Greenfield Greenfield	no no	n/a	no	no	no	no	no	no no	No No	Yes	Yes	Yes	0.988338 0.916765
596		Land adj. 26 & 38 Church lane	0.547288		5 Village	Brownfield	no	n/a n/a	no no	no no	no no	no no	no no	no	No	Yes	Yes	Yes	0.82042
597	H42	Builders Yard, Church Lane	0.334764		1 Village	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.547288
194		Manor Farm Yard	0.254072		1 Adjacent to Village	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.334764
618 579		Land RO Surgery & 2a/2b Petercroft Lane Land adj. 131 Long Ridge Lane	0.233216 0.202226		7 Village 7 Large Village	Brownfield Greenfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes Yes	Yes	0.254072 0.233216
305		Amalgomated sites South of Haxby	6.91823		4 Adjacent to Large Village	Greenfield	Partly	Adjacent	partly	no	no	no	no	Adjacent	No	Yes	Yes	Yes	0.202226
295		Amalgomated Sites at British Sugar	41.2917		7 Suburban	Brownfield	no	n/a	no	no	no	no	intersects	no	Part	Yes	Yes	Yes	35.6503
321		Amalgomated sites at Millfield lane/A59 Grain Stores	11.0087 7.72712	533	3 Adjacent to Suburban Area 3 Suburban	Greenfield	no	n/a	no	no	no	no	no	no	Part	Yes	Yes	Yes	5.28319 7.72712
45 35		Land Adj Hull Road - Grimston Bar	7.72712		3 Rural	Brownfield Greenfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes	Yes	7.53999
293		York Central	72.2443	5320		Greenfield	no	Intersects zone 3a	no	no	partly	no	no	contains entire	Part	Yes	Yes	Yes	68.4212
181		Land at Grimston Bar	34.1575		4 Rural	Greenfield	no	n/a	partly	no	no	no	no	Adjacent	No	Yes	Yes	Yes	23.1267
104 329		Land south of Stockton Lane, York Amalgomated sites North of Monks Cross	41.6282 75.1352		8 Adjacent to Suburban Area 4 Adjacent to Suburban Area	Greenfield Greenfield	partly	Intersects zone 3a n/a	partly no	no no	no	no no	no contains entire	no contains entire	No No	Yes	Yes Yes	Yes	27.2063 65.4495
568		Land between Moor Lane and Usher Lane	18.6603		0 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		5 Rural	Mixed BF/GF	no			partly	no	no	no	Adjacent	No	Yes	Yes	Yes	17.0197
	ST11	Amalgomated Sites at New Lane Huntington	16.2689		4 Adjacent to Suburban Area	Greenfield	no	n/a	no	no	no	no	no	intersects	Part	Yes	Yes	Yes	13.7562
	ST12 ST13	Land at Manor Heath Road, Copmenthorpe Land at Moor Lane, Copmanthorpe	7.27769 5.4985		4 Adjacent to Village 6 Adjacent to Village	Greenfield Greenfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes	Yes	7.27769 5.4985
	ST14	Amalgomated Sites North of Clifton Moor	152.679		2 Rural	Greenfield	no	n/a	partly	no	no	no	no	contains entire	No	Yes	Yes	Yes	117.4
	ST15	Heslington Estate Land	530.391		9 Rural	Greenfield	no	Intersects zone 3a	partly	partly	no	no	Adjacent	no	No	Yes	Yes	Yes	405.48
	ST17 ST23	Nestle South (Remaining) Land West of Metcalfe Lane	7.16289 21.9085		2 Urban 7 Suburban	Brownfield Greenfield	no Partly	n/a	partly	no	no no	no no	no	no intersects	No	Yes	Yes	Yes	7.12842 15.8037
458		Germany Beck Site East of Fordlands Road	34.5859		5 Suburban	Greenfield	Partly	Intersects zone 3a Intersects zone 3a	no partly	no no	partly	no	no intersects	no	No No	Yes	Yes Yes	Yes Yes	23.5354
	ST24	York College of Further & Higher Education Tadcaster road	10.3155		9 Suburban	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	7.86037
37		Ford Garage Jockey Lane	1.66522		9 Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.66522
64 639		Land at Layerthorpe and James St Annamine Nurseries	0.228035 1.03812		6 City Centre 8 Suburban	Brownfield Brownfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes	Yes	0.228035 1.03812
685		End of Great North Way, York Business park	2.97823		2 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	12:	3 Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.205033
307		Amalgomated sites at James Street	0.225178		8 City Centre	Brownfield	no	Within zone 3a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.225178
600 635		Wheldrake Industrial Estate Land north of Monks Cross Drive	0.44936 0.643357		3 Small Village 0 Suburban	Greenfield Greenfield	no no	n/a n/a	no no	no no	no no	no no	no no	no no	No No	Yes	Yes Yes	Yes Yes	0.44936 0.643357
684		York Business Park	0.935034		4 Suburban	Mixed BF/GF	Partly	Intersects zone 3a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.836502
602		Elvington Industrial Estate	0.996675		5 Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.996675
599		Wheldrake Industrial Estate	1.18251		6 Small Village	Brownfield	no Dorth	n/a Within zono 2a	no	no	no	no	no	no intercests	No	Yes	Yes	Yes	1.18251
456 328		Hungate Amalgomated sites at Common Lane, Dunnington	4.76563 6.46843		6 City Centre 9 Adjacent to Village	Brownfield Greenfield	Partly no	Within zone 3a Within zone 3a	no no	no no	partly no	no no	no Adjacent	intersects no	Part No	Yes	Yes	Yes Yes	6.37735 2.25131
328	E10	Amalgomated sites at Common Lane, Dunnington	6.46843		9 Adjacent to Village	Greenfield	no	Within zone 3a	no	no	no	no	Adjacent	no	No	Yes	Yes	Yes	2.25131
24	ST19	Land at Propsect Farm Poppleton	4.73918		6 Rural	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	4.73918
	CTO:																		
695	ST21 ST16	York Designer Outlet Centre Terrys Chocolate Factory	0.313027		5 Rural 3 Urhan	Mixed BF/GF Brownfield	no no	n/a n/a	no nartly	no no	no	no	no	no no	No No	Yes	Yes	Yes	0.313027
695 470	ST21 ST16 ST18	York Designer Outlet Centre Terrys Chocolate Factory Monks Cross North	0.313027 10.2033 18.8214	1493	Urban Adjacent to Suburban Area	Brownfield Greenfield	no no	n/a n/a n/a	partly	no no	no no	no no	no Adjacent	no no	No No	Yes Yes	Yes Yes	Yes Yes	10.169 18.8214

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<u>strategic Ho</u>	ousing Sites and Allocations												CONCLUS				1					T	
for	SITE NAME	Doctors	Nurserys	Primary	Secondary	SOCIAL Higher Education	Neighbourhood	Supermarket	Access to	Non-Frequent	Frequent Bus		CONOMIC Railway Station	Railway Station	Adopted	Cycle	Residential	Residential	SCORES Residential	Employment	Employment	Listed Buildings	Within Conservation Area
Ref Local Plan		SCORE	SCORE	School SCORE	School SCORE	Establishments SCORE	Parade SCORE	SCORE	Openspace SCORE	Bus routes SCORE	routes SCORE			Cycle SCORE	Highways SCORE	Routes SCORE		Service Score	Transport Score	Transport Score	Overall Score		
472 H1	Former Gas Site 24 Heworth Green	-	4 4	. 4	1 (3		5 4	1 5	3	3 5	4	0	3	3 5	5 3	52	29	23	23	3 27	Within 50m	partly
299 H2	Amalgomated sites by Racecourse, Tadcaster Road		0 1) (0		4	. 4		3 5	2	0	3	3 5	5 3	35					Intersects 50m	partly
121 H3 202 H4	Burnholme School St Joseph's Monastery	-	0 0	5	5 () 3		5 5			3 3	5	0	3	3 5	5 5	48 45		22			n/a Within 50m	n/a n/a
127 H5	Lowfields former school site		4 4	4	1 4	4 0		5 4			3 5	0	0	1	1 5	5 1	45					n/a	n/a
308 H6	Amalgomated sites RO Wilberforce Home/York College	-	0 1) (5	4	4	4		3 3	4	0	1	1 5	5 5	39		21			n/a	n/a
172 H7 58 H8	Bootham Cresent Football Stadium Askham Bar Park and Ride Site	-	4 4 0 4	. 5) () 3 n 3		1 5			2 3	4	0	3	1 5	5 3	50 42					Within 50m Within 250	n/a n/a
317 H9	Amalgomated Sites North of Moor Lane Woodthorpe		0 2	1	1 0	0	4	1 4	4		3 3	0	0	0	5	5 3	29		14			n/a	n/a
656 H10	Barbican Centre	-	0 1	. 5	5 (0		5 5	5	1	3 5	5	0	3	3 5	5 5	47					Within 50m	n/a
627 H11 192 H12	Land at frederick House East of Fulford Land RO Stockton lane off Greenfield Park Drive		4 1	. 1	3 (0 0		1 2	2		3 5	3	0	1	1 5	5 3	41 36		18			Within 50m n/a	partly n/a
7 H13	Our Lady's RC Primary School		2 4	5	5 (0		5 5	5 5	2	2 5	0	0	1	1 5	5 5	44	26	18	18	3 22	n/a	n/a
556 H14	Former Citroen Garage 32 Lawrence Street		0 1	. 5	5 (3	5	5 5	5 5		3 5	5	0	3	3 5	5 3	48					Within 50m	partly
120 H15 25 H16	Beckfield Lane former HWS Sessions of York	- 	0 4	1 1	1 4	4 3		1 5	5 4		3 5	0	0	0) 5	5 3	34 41		15			n/a Within 50m	n/a n/a
631 H17	Burnholme WMC, Burnholme Drive	:	3 4	. 4	1 5	5 0		5 5	5 5		3 3	0	0	1	1 5	5 1	44	31	. 13	13	3 17	n/a	n/a
80 H18	Land north of Woodland Chase, York		3 4	3	3 (0	4	4	4		2 5	0	0	1	1 0	0 3	33					n/a	n/a
654 H19 124 H20	Land at Mill Mount Oakhaven EPH		5 4	. 4	1 (0 0		5 5	5 4		2 5	0	0	3	3 5	5 3	54 46		25			Within 50m n/a	Yes n/a
99 H21	Woolnough House EPH		4 1	. 5	5 3	3 5		5 4	. 5	3	3 5	5	0	1	1 5	5 3	54	32	22	. 22	2 23	n/a	n/a
59 H22	Heworth Lighthouse		5 4	5	5 (0	- 5	5	5	3	3 5	4	0	3	3 5	5 1	50					n/a	n/a
98 H23 197 H24	Grove House EPH Bristows Garage	+	5 5	5 0) n	5	5	5	3	5 5	3	0	3	3 5	5 S	56 56		22			Within 50m Within 50m	n/a Yes
651 H25	Heworth Green North (Forum Site)		3 4	3	3 0	3		5	5		3 5	4	0	3	3 5	5 3	51	28				Within 250	n/a
55 H26	Land at Dauby Lane, Elvington, York		5 0	5	5 0	0		2	! 4	. (0 0	0	0	0	5	5 0	23			5	_	n/a	n/a
49 H27 11 H28	Land at Brecks Lane, Strensall Land to north of North Lane. Wheldrake		4 0) 0	1 (0 0	2	1 0			3 0	0	0	0) 5	5 0	16 28		1 8	3 8		n/a Within 250	n/a n/a
166 H29	Land at Moor Lane		2 2	1	1 (0	2	. 2	. 4		2 0	0	0	0) 5	5 0	20		 	;	_	n/a	n/a
322 H30	Amalgomated sites South of Strensall		5 0	1	. (0		5	5	(5	0	0	0) 5	5 0	31		. 10	10		Within 250	partly
300 H31 562 H32	Amalgomated sites Eastfield Lane, Dunnington The Tannery, Strensall	-	4 2 n n	1 1		0	4	1 4	1 4		0 5	0	0	0) 5	5 1	28 18		10	10		n/a Intersects 50m	n/a partly
72 H33	Water Tower Land Dunnington		4 4	. 4	1 (0	2	4	. 4		3 0	0	0	0) 5	5 1	33		. 9			n/a	n/a
8 H34	Land North of Church Lane	!	5 0	3	3 (0	4	4	4		3 0	0	0	0) 5	5 1	29		9	9		Within 50m	partly
52 H35 580 H36	Land at Intake Lane, Dunnington, York Land at Blairgowerie House, Main Street	-	3 0	0 0) (0	4	1 2		1	2 0	0	0	0	5 0	0 1	17 38		11	. 11		n/a Intersects 50m	n/a partly
677 H38	Land RO Rufforth Primary School		0 0	5	5 (0		5 4	4		0 0	0	0	0) 5	5 0	23			5 5		Within 250	n/a
95 H39	North of Church lane Elvinton		0 0	3	3 (0		5 5	. 4	. (0 0	0	0	0) 5	5 0	22		į	5		Within 250	n/a
193 H40 596 H41	West Fields Copmanthorpe Land adj. 26 & 38 Church lane	-	5 4	. 3	3 (0	5	5 4	. 4	3	3 0	0	0	0) 5	5 0 5 1	33 36		8	8 8		Within 250 Within 250	n/a Yes
597 H42	Builders Yard, Church Lane		5 0	5	5 (0		5 5	. 4		3 0	0	0	0) 5	5 0	32		. 8	3 8		Within 250	Yes
194 H43	Manor Farm Yard		5 4	5	5 (0		5	4		3 0	0	0	0) 5	5 0	36		8	3 8		Intersects 50m	partly
618 H44 579 H45	Land RO Surgery & 2a/2b Petercroft Lane Land adj. 131 Long Ridge Lane	-	4 4	3	3 () 0		5 5	5 2		3 0	0	3	5	5 6	0 1	38 37		11			Within 50m n/a	partly n/a
305 H37	Amalgomated sites South of Haxby		0 0	1	1 (3	2	1 4	. 4		3 5	0	0	0) 5	5 3	32		16			n/a	n/a
295 ST1	Amalgomated Sites at British Sugar		2 4	1		0	2	2		3	3 0	0	0	3	3 5	5 3	30					n/a	n/a
321 ST2 45 ST3	Amalgomated sites at Millfield lane/A59 Grain Stores		4 4	. 3	3 (1 0	1				0 5	0	0	5	1 5	5 3	30 38		17			n/a n/a	n/a n/a
35 ST4	Land Adj Hull Road - Grimston Bar	(0 0	1	L C	5		5 4			3 5	4	0	0	5	5 3	39				20	n/a	n/a
293 ST5	York Central		4 4	. 4	1 (0	7) 5	3	3 5	4	1	5	5 5	5 5	47		28			Intersects 50m	partly
181 ST6 104 ST7	Land at Grimston Bar Land south of Stockton Lane, York		2 2	. 4	1 (0 0	4				3 3	0	0	0) 5	5 5	27 21		20	20		n/a n/a	n/a n/a
329 ST8	Amalgomated sites North of Monks Cross	-	4 0) 4	1 (0	2	. 2			0 3	4	0	0) 5	5 3	32	17	15		5 15	n/a	n/a
568 ST9 148 ST10	Land between Moor Lane and Usher Lane The Moor Lane 'Zero Carbon' Partnership		4 2	1	1 (0	2	2	2	<u> </u>	2 3	0	0	0) 5	5 0	25 25					n/a n/a	n/a n/a
320 ST11	Amalgomated Sites at New Lane Huntington	- - :	4 2	4	1 () 3	4		1 4		3 5	4	0	0) 5	5 5	47		22			n/a Within 50m	n/a n/a
208 ST12	Land at Manor Heath Road, Copmenthorpe	-	4 2	1	1 (0	4	4	4		3 0	0	0	0) 5	5 1	28	19	9) 9	9 11	n/a	n/a
131 ST13 310 ST14	Land at Moor Lane, Copmanthorpe Amalgomated Sites North of Clifton Moor		3 4	1 1	1 (0	4	4	1 4		0	0	0	0	5	5 0	28 19		13			n/a n/a	n/a n/a
133 ST15	Heslington Estate Land		0 0	0 0) (0 0	1) (2	. (0 0	0	0	0	5	5 0	7	2	15	15		n/a n/a	n/a n/a
485 ST17	Nestle South	-	0 0	4	1 (0	4	4			3 5	0	0	3	3 5	5 5	38				1 21	Intersects 50m	partly
457 ST23 458 ST22	(Remaining) Land West of Metcalfe Lane Germany Beck Site East of Fordlands Road		4 4	4	1 4	1 0	4	4	5	1	2 5	2	0	0	5	5 5	48 34		19			n/a n/a	partly partly
461 ST24	York College of Further & Higher Education Tadcaster road		0 1	. 0) (3	4	1 4			3 5	4		1	1 5	5 5	39					n/a	n/a
37 E3	Ford Garage Jockey Lane	(0 0	0) (3	Ę	5 5			3 5	5	0	0	5	5 3	38		21			n/a	n/a
64 E4 639 E11	Land at Layerthorpe and James St Annamine Nurseries		3 4	3	3 (, ,	5	5 5	5 5	3	5	5	0	3	3 5	5 3	52 43		17			n/a n/a	n/a n/a
685 E13	End of Great North Way, York Business park		0 1	. 0) (0 0	2	2	! 2		2 0	0	0	1	1 0	0 3	15		17	5 6		n/a	n/a
86 E14	Sit to south in York Business park		0 4) 2	2 0		4	'		2 0	0	0	3	3 0	0 3	27	19		3 8	3 12	n/a	n/a
307 E5 600 E8	Amalgomated sites at James Street Wheldrake Industrial Estate		3 4	3	3 (3	5	5 5	5 5	3	5	5	0	3	3 5	5 1	50 10		22	22		Within 250 n/a	n/a n/a
535 E2	Land north of Monks Cross Drive	 	0 0	0) (0 0		5 5	, (. 3	3 5	5	0	0	5	5 1	33		19	19		n/a n/a	n/a n/a
684 E12	York Business Park		0 4) 2	2 0	5	5	. 4	1	2 3	0	0	3	3 5	5 3	36	20			5 20	n/a	n/a
602 E9	Elvington Industrial Estate		4 0	3	3 (0	(0 0	1 2	(0 0	0	0	0	0 0	0 0	11	11) (n/a	n/a
599 E7 456 E1	Wheldrake Industrial Estate Hungate	- - :	4 0) (, u	2	1 4	1		3 5	4	0	0 3	3 5	u 0 5 ર	47	24	23	23		n/a Within 50m	n/a partly
	Amalgomated sites at Common Lane, Dunnington	-	4 2	1	1 (0	4	4			3 0	0	0	0	5	5 1	29	20	1 9) 9	9 11	n/a	partly
328 E6	1					1		1		1		0			1 5	5 1	29	20	-	1	11	n/a	partly
328 E6 328 E10	Amalgomated sites at Common Lane, Dunnington		4 2	1	. () 0					3 0	- 0	-	-	-	5 -							
328 E6 328 E10 24 ST19	Land at Propsect Farm Poppleton		0 0	0 0		0 0	(0 0) 2	(0 0	0	0	5	5 5	5 0	12	2	10		10	n/a	n/a
328 E6 328 E10		(4 2 0 0 0 0 4 0	0 0 0	0 0	0 0 0	(0 0) (0 0 0 3 5 3 0	0 5 0	0	5 0	5 5 5 5 6 5 7 5	5 0 5 1 5 3		2 0	10 19 14	19	10 9 19 4 14		

Mart Mart Mart Mart Mart Mart Ma	ì	CEIC HO	using Sites and Allocations_	+		1	1	FAILUDONS	IENTAL CONCID	EDATIONS	<u> </u>				1	
March Marc	for		SITE NAME	ConservationAreaName	Adjacent Conservation Area			Central Historic Core Conservation			District GI Corridor	LocalGI Corridor	•		PROW onsite	PROW within 400m
Part	Ref						-	Area Zone					Classification			
Part	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
Second Column									_	n/a		· ·		1	No	1.44
Second Content				n/a	n/a		_			n/a				No	No	
Second Content of the Content of t	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 investiga
Column							Within 250m			11/4				No	No	Yes
1			· ·		· · ·		.7+			Intersects Within Zone 2	+ '				No	Yes but under investig
Second Content of Co										n/a				1	No	Yes but under investig
Second Column							+ -								110	Yes but under investig
Second Column			•				.7+			, ·	.4.			1	·	Yes
Section Company Comp						_			_	· · · · · · · · · · · · · · · · · · ·		· ·		1		
Fig. 1.										-7-						
Section Control Cont							.,,-			-7-	* * * * * * * * * * * * * * * * * * * *	· ·				Yes
			, ,				<u> </u>			n/a				No	No	Yes but under investi
Control of Control o	120	H15	Beckfield Lane former HWS	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	Other	No	No	Yes
10 10 10 10 10 10 10 10	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
The property of the property	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
1. 1. 1. 1. 1. 1. 1. 1.						Within 50m				11/ 0				No	No	No
10 10 10 10 10 10 10 10					_			· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	<u> </u>			No	No	Yes but under investi
							Within 250m			· ·						Yes but under investig
Section Property							n/a			11/ 0				1.10	110	Yes but under investi
15 15 15 15 15 15 15 15			ů		_			•	_	· · · · · · · · · · · · · · · · · · ·	<u> </u>					Voc but under in the
Fig. September September								•	_	n/a					NO No	Yes but under investi
30 Second section for the format of the first section of the s										Intersects Within 7one ?				1.10	Ves but under Investigation	
			, ,		_	_		•	_		<u> </u>				·	
10 10 10 10 10 10 10 10										, ·						
							.7-				11/ 0				110	
			·		_		<u> </u>	•								
Fig. Conference Conferenc							<u> </u>				<u> </u>					Yes
Fig. George Control			, ,	n/a		n/a			n/a	n/a		GRADE 2		No	Yes	
Fig. 1 1 1 1 1 1 1 1 1	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
10 10 10 10 10 10 10 10	72	H33	Water Tower Land Dunnington	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
15 15 15 15 15 15 15 15	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
27 187			Land at Intake Lane, Dunnington, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		No	No	Yes
19 19 19 19 19 19 19 19							.7-			11/ 0	.4-			1.00	110	Yes
39 40 100			,				<u> </u>	•			<u> </u>					
Second S							<u> </u>			n/a	Entirely within corridor					
Part							.7-			n/a	n/a			1.00	110	163
15 15 15 15 15 15 15 15			,		_		<u> </u>	•			<u> </u>					
Second March Second Se							<u> </u>			ntersects within Zone Z	· .					Yes
19							.7-			n/a	.4-			110	140	Vac
20 107 Anagonated distorated Principles and Principles (and Principles and			0 , .		_		<u> </u>				<u> </u>					
200 17					_		<u> </u>			· · · · · · · · · · · · · · · · · · ·	<u> </u>					
45 ST Card Stores 94	295						n/a				Intersects Corridor			Yes	No	No
35 First Lord of fit fill floor of first floor of fill fill floor of fill fill floor of fill fill floor of f	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
28 Test Contract Contract Reference for Reference	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
18 58 January Comment Name 19 59 19 Intersect Corridor 19 19 19 19 19 19 19 1	35	ST4	Land Adj Hull Road - Grimston Bar	n/a		n/a	n/a		n/a	-7-	n/a	n/a	Grade 2	No	No	Yes
196 197 And south of Stockhold Law, Viv. Vi							Intersects AAI		_		<u> </u>			No	Yes	Yes
225 578 Amaignmented Selective Of Montice Cloris Vis							n/a				11/ 0				110	
See Fig. And between Note Lane and Upber Lane Ng Ng Ng Ng Ng Ng Ng N							-			intersects Within Zone 2						
146 510			ŭ							n/a	+ '					
202 512 Amagement date is not have further furthing might of the search of the s							.7-			11/4	11/ 0			NO No	100	Yes
208 512 Land at Manor Heah Road, Commentating 1/3 within 250m 1/4 within	_			1.9 *			.,,-	•						No.		Yes but under inves
133 131 Sand at Moor Lane, Commarthorpe 0/a within 250m 0/a																
300 514 Amalgomated Sies North of Cliffon Moor A/a										11/10				110		110
132 135 135 Helimgton Estate Land			Amalgomated Sites North of Clifton Moor				<u> </u>				<u> </u>			No		_
459 173	133				n/a	Contains SAM	n/a				Intersects Corridor		GRADE 2	No	Yes	Yes
458 1722 Germany Beck Site East of Fordlands Road Fulford Whith 50m Via						Within 500m		_	1.7 -	* * * * * * * * * * * * * * * * * * * *			No		Yes but under inves	
46 STA Vork College of Further & Higher Education Tacaster road Na Na Na Na Na Na Na							, ,									
17 18 Ford Grange Jockey Lane 1/a						+ -							110		103	
Land at Layerthorpe and James St And a Layerthorpe and James St And a Layerthorpe and James St And a Mithin 250m Mithi							<u> </u>			intersects Within Zone 2	<u> </u>	· ·				Yes but under inves
Annamine Nurseries										Intercepts With a 7 2						Vos but den in
Fill End of Great North Way, York Business park N/a	_						_				-					
686 El:14 Sit to south in York Business park						_	-			1.7 -		· ·				
E5 Amalgomated sites at James Street n/a within 250m within 250m mitersects AAI n/a within 250m n/a							, ,			· ·						
E8 Wheldrake Industrial Estate n/a within 50m n/a										11/ 0						Yes but under invest
E2 Land north of Monks Cross Drive			. 0			_			_		<u> </u>					Yes but under invest
684 E12 York Business Park							, ,			-7-						
Eye Elvington Industrial Estate n/a							+ -			Intersects Within Zone 2						Yes
599 E7 Wheldrake Industrial Estate n/a within 250m n/a							<u> </u>			n/a		· ·		Yes	No	Yes but under inves
328 E Amalgomated sites at Common Lane, Dunnington Dunnington Conservation Area within 50m n/a n/a n/a n/a n/a lntersects Within Zone 2 n/a n/a n/a GRADE 2 Yes Yes Yes Yes 328 E 10 Amalgomated sites at Common Lane, Dunnington Dunnington Conservation Area within 50m n/a							n/a			n/a			GRADE 2	No	No	Yes
328 E10 Amalgomated sites at Common Lane, Dunnington Dunnington Conservation Area within 50m n/a n/a n/a n/a n/a lntersects Within Zone 2 n/a n/a n/a GRADE 2 Yes Yes Yes Yes 24 5119 Land at Propsect Farm Poppleton n/a n/a n/a n/a n/a n/a n/a n/a n/a n/		E1	Hungate			Within 250m	Entirely within AAI	Intersects CHCCA	Intersects 50m		Intersects Corridor			No	Yes but under Investigation	Yes but under inves
24 ST19 Land at Propsect Farm Poppleton n/a n/a n/a n/a n/a n/a n/a n/a n/a n/	599 456		Amalgomated sites at Common Lane, Dunnington	Dunnington Conservation Area			, ,									
695 ST21 York Designer Outlet Centre n/a	599 456 328						1.7.	I /		Laterace to Mithig Zene 2	In/a	1.7.	1	1	N	
470 ST16 Terrys Chocolate Factory Racecourse within 50m n/a	599 456 328 328	E10														
	599 456 328 328 24	E10 ST19	Land at Propsect 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
	599 456 328 328 24 695	E10 ST19 ST21	Land at Propsect Farm Poppleton York Designer Outlet Centre	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	GRADE 2 GRADE 2	No Yes	No No	No Yes

		using Sites and Allocations		REVEO	I ON TAKEN FORWARD	1		
all for		SITE NAME	Analysed for Residential potential	Analysed for	Reason not taken forward	Allocated		+
es Ref	Local Plan Ref	SITE WAIVIE	Analysed for Residential potential	Employment potential	reason not taken forward	Allocated	Local Plan Ref	
472	114	Former Gas Site 24 Heworth Green	Desi Chara 4	F St 1	Analysed for Form 9 Desi	V	H1	
299		Amalgomated sites by Racecourse, Tadcaster Road	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi Considered as part of another site	Yes	H2	+
121		Burnholme School	Resi Stage 1	Emp Stage 1	Analysed for EMP and Resi	Yes	H3	
202		St Joseph's Monastery	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H4	1
127		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		Bootham Cresent Football Stadium	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H7	
	H8	Askham Bar Park and Ride Site	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H8	
317		Amalgomated Sites North of Moor Lane Woodthorpe	Resi Stage 1	Emp Stage 1	Failed Criteria 1- to be reviewed	Yes	H9	
	H10	Barbican Centre	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H10	-
	H11 H12	Land at frederick House East of Fulford Land RO Stockton lane off Greenfield Park Drive	Resi Stage 1 Resi Stage 1	Emp Stage 1 Emp Stage 1	Analysed for Emp & Resi Analysed for Emp & Resi	Yes	H11 H12	+
	H13	Our Lady's RC Primary School	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H13	+
	H14	Former Citroen Garage 32 Lawrence Street	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H14	
	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	1
631	H17	Burnholme WMC, Burnholme Drive	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H17	
	H18	Land north of Woodland Chase, York	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H18	
	H19	Land at Mill Mount	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H19	
	H20	Oakhaven EPH	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H20	
	H21	Woolnough House EPH	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H21	+
	H22 H23	Heworth Lighthouse Grove House EPH	Resi Stage 1 Resi Stage 1	Emp Stage 1 Emp Stage 1	Analysed for Emp & Resi Analysed for Emp & Resi	Yes	H22 H23	
	H23 H24	Grove House EPH Bristows Garage	Resi Stage 1	Emp Stage 1 Emp Stage Stage 1	Analysed for Emp & Resi Analysed for Emp & Resi	Yes	H23 H24	+
	H25	Heworth Green North (Forum Site)	Resi Stage 1	Emp Stage Stage 1	Analysed for Emp & Resi	Yes	H25	
	H26	Land at Dauby Lane, Elvington, York	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H26	
	H27	Land at Brecks Lane, Strensall	Ĭ	İ	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	
	H29	Land at Moor Lane	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H29	
	H30	Amalgomated sites South of Strensall	Resi Stage 1	Emp Stage 1	Analysed for Emp and Resi	Yes	H30	
	H31	Amalgomated sites Eastfield Lane, Dunnington	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H31	
	H32	The Tannery, Strensall	- 12		Failed Criteria 1- to be reviewed	Yes	H32	
	H33 H34	Water Tower Land Dunnington Land North of Church Lane	Resi Stage 1 Resi Stage 1	Emp Stage 1	Analysed for Emp and Resi Analysed for Emp & Resi	Yes	H33 H34	-
	H35	Land at Intake Lane, Dunnington, York	Resi Stage 2	Emp Stage 1 No	Analysed for Resi Stage 2	Yes	H35	+
	H36	Land at Blairgowerie House, Main Street	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H36	+
	H38	Land RO Rufforth Primary School	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H38	1
	H39	North of Church lane Elvinton	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H39	1
193	H40	West Fields Copmanthorpe	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H40	1
596	H41	Land adj. 26 & 38 Church lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H41	
	H42	Builders Yard, Church Lane	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H42	
	H43	Manor Farm Yard	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H43	
	H44	Land RO Surgery & 2a/2b Petercroft Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H44	
	H45	Land adj. 131 Long Ridge Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H45	
295	H37 ST1	Amalgomated sites South of Haxby Amalgomated Sites at British Sugar	Resi Stage 1 Resi Stage 1	Emp Stage 1 Emp Stage 1	Failed Criteria 1- to be reviewed Analysed for Emp & Resi	Yes	H37 ST1	+
	ST2	Amalgomated sites at Millfield lane/A59	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST2	+
	ST3	Grain Stores	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST3	+
35		Land Adj Hull Road - Grimston Bar	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST4	1
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	
	ST8	Amalgomated sites North of Monks Cross	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi - to be reviewed	Yes	ST8	
568		Land between Moor Lane and Usher Lane			Considered as part of another site	Yes	ST9	
	ST10	The Moor Lane 'Zero Carbon' Partnership	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	ST10	
	ST11 ST12	Amalgomated Sites at New Lane Huntington			Considered as part of another site	Yes	ST11 ST12	
	ST12 ST13	Land at Manor Heath Road, Copmenthorpe Land at Moor Lane, Copmanthorpe		1	Considered as part of another site Already Committed Both	Yes Yes	ST12 ST13	+
	ST14	Amalgomated Sites North of Clifton Moor			Already Committed Both	Yes	ST14	
	ST15	Heslington Estate Land	 		Already Committed Residential	Yes	ST15	†
485		Nestle South		İ	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	
	ST24	York College of Further & Higher Education Tadcaster road	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST24	
37		Ford Garage Jockey Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E3	
64		Land at Layerthorpe and James St	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E4	
	E11	Annamine Nurseries	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E11	
	E13 E14	End of Great North Way, York Business park	No	Emp Stage 2	Analysed for Emp -Stage 2 Analysed for Resi & Emp Stage 2	Yes	E13 E14	
307		Sit to south in York Business park Amalgomated sites at James Street	Resi Stage 2 Resi Stage 1	Emp Stage 2 Emp Stage 1	Analysed for Emp & Resi	Yes	E5	+
600		Wheldrake Industrial Estate	nesi stage 1	Emp Stage 2	Analysed for Emp & Nesi	Yes	E8	+
635		Land north of Monks Cross Drive	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E2	
	E12	York Business Park	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E12	
602		Elvington Industrial Estate	Ĭ	Emp Stage 2	Analysed for Emp -Stage 2	Yes	E9	
599		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	
	E10	Amalgomated sites at Common Lane, Dunnington			Considered as part of another site	Yes	E10	
	ST19	Land at Propsect Farm Poppleton			Considered as part of another site	Yes	ST19	1
	ST21	York Designer Outlet Centre			Considered as part of another site	Yes	ST21	
	ST16	Terrys Chocolate Factory	Considered +- f ! C'!	Emp (+ 1 0 0	Already Committed Both	Yes	ST16	+
	ST18 ST20	Monks Cross North	Considered as part of Larger Site	Emp Stage 1 & 2	Considered as part of a larger site	Yes	ST18 ST20	+
	13140	Coppergate 2	Resi Stage 1	Emp Stage 1	considered as part of a larger site	Yes	3120	<u> </u>



			SA Objective	SAO2	SAO2	SAO2	SAO2	SAO3	SAO3	SAO3	SAO3	SAO3	SAO3	SAO5 /SAO6	SAO5 /SAO6	SAO5 /SAO6	SAO5 /SAO6	SAO5 /SAO6	SAO5 /SAC	6AO5 /SAC	SAO5 /SAOf	AO5 /SAC	SAO5 /SAO6	6 SAO5
for	Local	SITE NAME	Site Location	Doctors	Access to	TOTAL SA		Nurserys	_	Secondary	Higher		SAO3 Symbol			Non-Frequent	Frequent Bus	Park & Ride	Railway		Adopted	Cycle	Total	SAO5 /
	Plan Ref			SCORE	Openspace SCORE	Objective 2	Symbol	SCORE	School SCORE	School SCOR	Education Establishments	Objective 3		Access to Neighbouhood Parade SCORE	Access to Supermarket SCORE	Bus routes SCORE	routes SCORE	stops SCORE	Station Walk	Cycle			Objectives 5/6 Score	Symbo
295	ST1	Amalgomated Sites at British Sugar	Suburban	2	:	5 7	++	ļ .	4	1 (SCORE) 5	+	2	2	3	0	0	SCORE	SCORE 0 3	5	i 3	15	8 +
321	ST2	Amalgomated sites at Millfield lane/A59	Adjacent to Suburban Area	C) 4	1 4	+		4 (0 4	1 (8	+	1	0	3	0	0		1 5	5	3	18	-
		Grain Stores	Suburban	4	!	5 9	++	-	4	3 () (7	+	4	4	0	5	0) 1	5	3		2 ++
35 181		Land Adj Hull Road - Grimston Bar Land west of Grimston Bar	Rural Rural	0) 4	1 4	+	- '	0 :	1 (5	5 6		5	4	3	5	4	1	0 0	5	3		9 ++
329		Amalgomated sites North of Monks Cross	Adjacent to Suburban Area	4	1 !	5 9	++		0 4	4 (0 0) 4	-	2	2	. 0	3	4		0 0	5	3		9 +
690		Amalagamated North of Haxby		4	!	5 9	++		2	1 () (3	-	4	0	2	3	0) 0	5	0	1/	4 +
		The Moor Lane 'Zero Carbon' Partnership	Rural	4			++		0 4	4 () () 4	-	2	0	3	0	0		0 0	5	3	13	
		B: Amalgamated Land at Manor Heath Road, Copmanthorpe Land at Moor Lane, Copmanthorpe	Adjacent to Village	4	4	1 8	++	-	2	1 (3		4	5	3	0	0) 0	5	5		2 ++
		Clifton Gate	Aujacent to vinage	2	, ,	1 6	++		0 4	4 () () 4	-	4	- 4	3	3	0		0 1	5	5		6 ++
		Heslington Estate Land		C) :	2 2	-	-	0 () () 5	5 5	+	0	C	3	0	0		0	5	, 0		8
		Nestle South	Urban	C		5 5	+		0 4	4 () () 4	-	4	4	. 3	5	0) 3	5	- 5		9 ++
		Metcalf Lane Remaining	Suburban	4	!	9	++	-	4 4	4 4	1 0	12		4	4	2	5	2) 0	5	5		7 ++
		Germany Beck York College	Suburban Suburban) 4	1 4	+	- '	1 1	1 4	1 3	3 11	++	2	2	. 2	. 3	4	-	0 1	5	1 5		9 +
699		Amalgamated sites to east of Mecalfe Lane	Suburban	2		7	++		4	4 4	1 3	3 15	++	4	5	3	3	0		0 0	5	3		3 ++
		New Lane		4		5 9	++		4	4 4	1 3	3 15		4	5	3	3	4		0 0	5	. 3	27	7 ++
293		York Central Plot 1	City Centre Ex 1	4	! !	9	++		4 4	4 () (8	+	2	0	3	5	4		1 5	5	. 5		0 ++
		Amalagamated Land around Northminster Business park	II.d	0) .	4	+		0 (0 2	2 0) 2	-	1	0	0	0	0		5 5	5	3	17	
		Terry's Monks Cross North	Urban	4	1 -		++	 	0 4	4 4	1 :	3 11	++	4 4	- 4	3	2 2	0	1	0 3	51	, 3		9 ++
		Naburn Designer Outlet		0		2 2	-		0 (0 0) (0 0	-	0	C	3	3	5	i i	0	5	, 3		9 +
		Castle Piccadilly		4	!	5 9	++		4 (0 2	2 3	3 9	+	4	5	3	3	4		1 5	5	3		3 ++
472		Former Gas Site 24 Heworth Green	City Centre Ex 2	4	!	9	++		4	4 (3	3 11	++	5	4	3	5	4) 3	5	3		2 ++
696		Amalgamated sites off Tadcaster Road		0		1 4	+		1 (0 () 1	-	4	5	3	3	0) 3	5	3		6 ++
121 202		Burnholme School St Joseph's Monastery	Suburban City Centre Ex 2		:	, /	++	-	1	5 6) :	14		5	5	3	5 5		-	0 1	5	5		7 ++
127		Lowfields former school site	Suburban	4	1 !	5 9	++		4	4 4	1 () 12		5	4	. 3	5	0		0 1	5	1		4 ++
308		Amalgomated sites RO Wilberforce Home/York College	Adjacent to Suburban Area	С) 4	1 4	+		1 () (5	6		4	4	. 3	3	4) 1	5	, 5		9 ++
172		Bootham Cresent Football Stadium	Urban	4	!	5 9	++		4	5 (3	3 12	++	5	4	. 2	3	4		0 3	5	. 3		9 ++
58		Askham Bar Park and Ride Site	Suburban	0) 4	4	+		4 (0 (3	3 7	+	4	5	3	5	5) 1	5	3		1 ++
317 656		Land North of Haxby Barbican Centre	Adjacent to Suburban Area City Centre) 4	1 4	+	-	1	5 () () 6	_	4	4	3	5 5		-	0 0	5	3		2 ++
627		Land at frederick House East of Fulford	Urban	0) !	5 5	+		1	1 () 2	-	5	5	3	5	5		0 3	5	3		4 ++
192		Land RO Stockton lane off Greenfield Park Drive	Urban	4		1 8	++		1	3 () () 4	-	4	2	3	5	3) 1	5	. 1		4 ++
		Our Lady's RC Primary School	Urban	2	!	5 7	++		4	5 () () 9	+	5	5	2	. 5	0) 1	5	5		8 ++
556		Former Citroen Garage 32 Lawrence Street	City Centre Ex 2	0	!	5 5	+	-	1 !	5 (3	3 9	+	5	5	3	5	5		0 3	5	3		4 ++
120		Beckfield Lane former HWS Sessions of York	Suburban Suburban) :	5	+	<u> </u>	4	1 () (3 12	-	5	5	3	3	0		0 3	5	1		5 ++
631		Burnholme WMC, Burnholme Drive	Urban	3	3	5 8	++		4	4 5	5 0) 13		5	5	3	3	0		0 1	5	1		3 ++
		Woodland Chase	Suburban	3	3	1 7	+		4	3 () (7		4	4	. 2	. 5	0) 1	0	3		9 +
654		Land at Mill Mount	Urban	3	4		++		2 (9 5	5 5	12		5	5	3	5	5		1 5	5	1		5 ++
124		Oakhaven EPH	Urban	5			++		4 4	4 (8		5	5	2	5	0) 3	5	3		8 ++
		Woolnough House EPH Heworth Lighthouse	Suburban Urban	4			++	-	4	5 (3 3	14		5	4	3	5	5	1	0 3	5	3		1 ++
		Grove House EPH	Urban	5	;		++		4	5 (5	5 14		5	5	3	5	3		3 3	5	3		2 ++
197		Bristows Garage	Urban Area	5			++		5 () () (5		5	5	3	5	5		3	5	, 5		6 ++
651		Heworth Green North (Forum Site)	City Centre	3	!		++		4	3 (3	3 10	+	5	5	3	5	4) 3	5	. 3	33	3 ++
		Land at Dauby Lane, Elvington, York	Adjacent to Small Village	5		9	++	-	0 !	5 (5	+	2	2	0	0	0		0 0	5	0	- 9	9 1
		Land at Brecks Lane, Strensall Land to north of North Lane, Wheldrake	Within Large Village Adjacent to Small Village	4		1 8	++	1	0 1	4 (0 0	-	4	4	. 3	3	0		0 0	5	1 0	12	6 +
166		Land at Moor Lane	Adjacent to Village	2			++		2	1 (3	-	2	2	2	. 0	0		0 0	5	, 0		1 +
322		Amalgomated sites South of Strensall	Adjacent to Large Village	5			++	-	0	1 () () 1	-	5	5	0	5	0		0 0	5	. 0		0 +
		Amalgomated sites Eastfield Lane, Dunnington	Rural	4		1 8	++		2	1 (0 0	3	-	4	4	. 3	0	0		0 0	5	1		7 +
		The Tannery, Strensall	Large Village	0) 4	4	++	- '	0 (0 (0	++	2	2	. 0	5	0) 0	5	0		4 +
		Water Tower Land Dunnington Land North of Church Lane	Rural Adjacent to Village	4			++	-	0	3 () 8	-	4	4	3	0	0		0 0	5	1		7 +
		Land at Intake Lane, Dunnington, York	Adjacent to Village	3	3		++) (0	-	4	2	. 2	! 0	0		0 0	0	1	- 17	9 1
580		Land at Blairgowerie House, Main Street	Large Village	5		10	++		2	5 () (7	+	5	5	3	0	0		3 5	0	0	21	1 ++
677		Land RO Rufforth Primary School	Adjacent to Small Village	C) 4	1 4	+		0 !	5 (0 0	5	+	5	4	. 0	0	0		0 0	5	. 0		4 +
		North of Church lane Elvinton	Adjacent to Small Village	0		4	+	- '	4	3 () 3	-	5	5	0	0	0		0 0	5	0		5 +
193 596		West Fields Copmanthorpe Land adj. 26 & 38 Church lane	Adjacent to Village Village	5	4		++	-	0	5 () (8 8		5	4	3	0	0		0 0	5	1		7 + 9 +
597		Builders Yard, Church Lane	Village	5			++		0 !	5 () (5		5	5	3	0	0		0 0	5	0		8 +
194	H43	Manor Farm Yard	Adjacent to Village	5	,	1 9	++		4	5 () (9	+	5	5	3	0	0		J 0	5	0	18	8 +
618		Land RO Surgery & 2a/2b Petercroft Lane	Village	5	:		++		4	3 (0 0	7	+	5	5	3	0	0		0 0	5	. 3		1 ++
579 305		Land adj. 131 Long Ridge Lane Land adjacent to Greystone Court, Haxby, York	Large Village	4	4	1 8	++	- :	4	3 (7	+	5	5	3	0	0		5 5	0	1		2 ++
456		Hungate	Adjacent to Large Village City Centre	4		, 4	++		4 (1 (1 3	3 4	++	4	4	3	5	4		0 3	5	3		3 ++
635		Land north of Monks Cross Drive	Suburban	C) .	1 4	+		0 (0 (0 0	0 0	-			3	5	5		0 0	5	1		9 ++
37		Ford Garage Jockey Lane	Suburban	С) 4	1 4	+	-	0 () (3	3 0	-			3	5	5		0 0	5	. 3		1 ++
64		Land at Layerthorpe and James St!	City Centre	3	!		++	<u> </u>	4	3 (3	3 4				3	5	5) 3	5	3		4 ++
307		Amalgomated sites at James Street!	City Centre	3			++	 	2	3 (] 3	3 4	+			3	5	5		0 3	5	1		9 +
697 599		Amalgomated sites at Common Lane, Dunnington Wheldrake Industrial Estate!	Small Village	1 2	;	9	++		_	1 (0 0	+			3	0	0		0 0	5	1		3 1
600		Wheldrake Industrial Estate!	Small Village	2		2	-		0	0 0		0 0	-			3	0	0	1	0	5	, 0	1	8 1
602		Elvington Industrial Estate!	Rural	4	1	1 8	++		0	3 (0	-			0	0	0		0	0	0		0
706	E10	Chessingham Park, Dunnington		3	4	1 7	++		5 (0 () (5				3	0	C		0 0	5	0		8 +
639		Annamine Nurseries!	Suburban	0		1 4	+	<u> </u>	4	1 4	5		++			3	3	3		0 0	5	3		7 +
684		York Business Park!	Suburban	, c	, ,	+ 4	+	<u> </u>	4	J 2	4 () 4	+		ļ	2	3	0		3	5	1 3	16	6 +
685	F13	End of Great North Way, York Business park!	Suburban						11 '	n)	1	4			٠			1	0 1				

	Housing Sites and Allocations by SA Scoring									SAO9	SOA9	SAO9	SA012	SAO12	SAO13	SOA13	SOA13	SA013	SA014	SA014	SA014	SA014	SAO15	SAO15	SA015	SA015
II for Local	SITE NAME	Statuory	Regional	Ancient	SINC site	Area of Local	Existing	Tree	Objective 8	Agricultural	Brownfield	Objective	AQMA	Objective 12	Flood Risk 3b	Flood Zone 3a	Flood Zone 2	Objective 13	Listed Buildings	Schedules	Areas of	Objective 14	Historic	Within	Adjacent	Objective 1
tes Ref Plan		Nature Conservation	Green Infrastructure	woodland		Nature Conservation	Openspace	Protection Orders	score	land Classification	/Greenfield	9 score		Score				Score			Archaeological Importance	score	Character and Setting	Conservation Area	Conservation Area	score
Kei		Sites	Corridor			Interest		Orders		Classification										Worldments	importance		Setting	Alea	Alea	1
	Amalgomated Sites at British Sugar	no	no	no	intersects	no	Part	Yes	+/-	Other	Brownfield	++	n/a	0	no	n/a	Intersects Within Zone 2	+	n/a		n/a	+	no	n/a	n/a	+
	Amalgomated sites at Millfield lane/A59	no	no no	no no	no	no no	Part No	Yes No	+/-	Other	Greenfield	-	n/a		no no	n/a	n/a n/a	++	n/a		n/a	+	no	n/a n/a	n/a	+
	Grain Stores Land Adj Hull Road - Grimston Bar	no	no	no	no	no	No	No	+	Other Grade 2	Brownfield Greenfield		n/a n/a	0	no	n/a n/a	n/a	++	n/a n/a	Intersects 250m n/a	n/a	+	no	n/a	n/a n/a	+/-
	Land west of Grimston Bar	no	no	no	no	Adjacent	No	Yes	+/-	Grade 2	Greenfield		n/a	0	no	n/a	Intersects Within Zone 2	+	n/a		n/a	+	partly	n/a	n/a	+
	Amalgomated sites North of Monks Cross	no	no	no	contains entire	contains entire	No	Yes	-	Grade 3a	Greenfield		n/a	0	no	n/a	n/a	++	n/a		n/a	+	no	n/a	n/a	+
	Amalagamated North of Haxby The Moor Lane 'Zero Carbon' Partnership	No partly	No no	No no	No	No Adiacent	No No	No No	+	GRADE 3 Other	Greenfield Mixed GF/BF	 Cl+/	n/a n/a		No no	n/a	n/a Intersects Within Zone 2	++	n/a n/a		n/a n/a	+	No	n/a n/a	n/a n/a	+/-
	B: Amalgamated Land at Manor Heath Road, Copmanthorpe	No	No	No	No	No	No	No	+/-	Grade 2	Greenfield		n/a		No	n/a	n/a	++	n/a	, -	n/a	+	No	n/a	within 250m	+
131 ST13	Land at Moor Lane, Copmanthorpe	no	no	no	no	no	No	No	+	GRADE 2	Greenfield		n/a	0	no	n/a	n/a	++	n/a		n/a	+	no	n/a	within 250m	+/-
698 ST14		No	No	No	No	Contains Entire		No	-	Other	Mixed GF/BF	+/-	n/a		Partly		Intersects Within Zone 2	-	Intersects 50m		n/a	ı	Partly	n/a	n/a	+/-
	Heslington Estate Land Nestle South	Partly	No	No no	Adjacent	No	No No	No No	+/-	Grade 2 Other	Greenfield Brownfield		n/a Within 500	0	No no	n/a	Intersects Within Zone 2	1	n/a Intersects 50m	Contains SAM	n/a Within 500m	1	Partly partly	n/a partly	n/a within 50m	+/-
	Metcalf Lane Remaining	no	no	no	no	intersects	No	No	+/-	Other	Greenfield	-	n/a	0	Partly	Intersects zone	Intersects Within Zone 2	-	n/a		n/a	+	no	partly	within 50m	+/-
	Germany Beck	no	partly	no	intersects	no	No	No	+/-	Other	Greenfield	-	Intersects 50m		Partly	Intersects zone	Intersects Within Zone 2	-	n/a		n/a	+	partly	partly	within 50m	+/-
	York College	no	no	no	no	no	No	Yes	+	Other	Brownfield	++	n/a	0	no	n/a	Intersects Within Zone 2	+	n/a		n/a	+	partly	n/a	n/a	+/-
	Amalgamated sites to east of Mecalfe Lane New Lane	No No	No No	No No	Contains Entire	No Contains Entire	No No	No No	-	Grade 3a Other	Mixed GF/BF Mixed GF/BF	+/-	n/a n/a		Partly No	n/a	Intersects Within Zone 2 Intersects Within Zone 2	+	n/a Intersects 50m		n/a n/a	+	Partly Partly	Partly n/a	within 50m	+/-
293 ST5	York Central Plot 1	no	partly	no	no		Part	No	-	Other	Greenfield	-	Intersects 50m		no	Intersects zone	Intersects Within Zone 2	ı	Intersects 50m		Intersects AAI	-/I	no	partly	within 50m	+/I
	Amalagamated Land around Northminster Business park	No	No	No	No	No	No	No	+	GRADE 2	Greenfield		n/a		No	n/a	n/a	++	n/a		n/a	+	No	n/a	n/a	+/-
470 ST16 724 ST18	Terry's Monks Cross North	no No	no No	no No	no Adjacent	no No	No No	Yes No	1	Other Grade 3a	Brownfield Mixed GF/BF	++	n/a n/a	0	no No	n/a n/a	n/a	++	Intersects 50m		n/a n/a	+	partly	partly n/a	within 50m n/a	+/I
	Naburn Designer Outlet	No No	No No	No No	No	No No	No No	Yes	+	GRADE 2	Brownfield	+/-	n/a n/a	0	No	n/a n/a	n/a n/a	++	n/a n/a		n/a n/a	+	No	n/a n/a	n/a n/a	+
725 ST20	Castle Piccadilly	No	Partly	No	No	Intersects	No	No	+/-	Other	Brownfield	++	Intersects 50m	-	Partly	,	Intersects Within Zone 2	-	Intersects 50m		Entirely within	-/1	No	Yes	within 50m	+/I
472 H1	Former Gas Site 24 Heworth Green	no	partly	no	no	no	No	No	+/-	Other	Brownfield	++	Intersects 50m		no		Intersects Within Zone 2	Ī	Within 50m	n/a	Within 50m	ı	no	partly	within 50m	+/-
	Amalgamated sites off Tadcaster Road Burnholme School	No no	No no	No no	Contains Entire	Adjacent	Part Part	Yes No	-	Other Other	Mixed GF/BF Mixed GF/BF	+/-	n/a n/a		No no	n/a n/a	n/a n/a	++	Intersects 50m n/a	n/a	Intersects AAI	1	Adjacent	Partly n/a	within 50m n/a	+/I
	St Joseph's Monastery	no	no	no	no	no	No	No	+	Other	Brownfield	++	Intersects 50m	-	no	n/a n/a	n/a	++		Mithin 250m	Intersects AAI	-/1	no	n/a n/a	n/a within 250m	+/1
127 H5	Lowfields former school site	no	no	no	no	no	No	No	+	Other	Mixed GF/BF	GI +/-	n/a	0	no	n/a	n/a	++	n/a	n/a	Within 250m	ı	no	n/a	within 250m	+/-
	Amalgomated sites RO Wilberforce Home/York College	no	no	no	no	no	No	Yes	+	Other	Greenfield		n/a	0	no	n/a	Intersects Within Zone 2	+	n/a	.,,-	n/a	+	partly	n/a	n/a	+
172 H7 58 H8	Bootham Cresent Football Stadium Askham Bar Park and Ride Site	no no	no	no no	no intersects	no no	Part No	No No	+/-	Other Other	Brownfield Brownfield	++	Within 500 n/a	0	no	n/a n/a	n/a n/a	++	Within 50m Within 250	n/a n/a	Within 250m n/a	1	no	n/a n/a	within 50m n/a	+/1
317 H9	Land North of Haxby	no	no	no	no	no	No	No	+	Other	Mixed GF/BF	GF+/-	n/a	0	no	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	++	Within 50m	Within 50m	Entirely within	-/I	no	n/a	within 50m	+/I
	Land at frederick House East of Fulford	no	no	no	no	no no	No No	Yes	+	Other	Brownfield Greenfield	++	Intersects 50m		no	n/a	n/a n/a	++	Within 50m	n/a	Within 500m n/a	1	no	partly n/a	within 50m	+/I
192 H12 7 H13	Land RO Stockton lane off Greenfield Park Drive Our Lady's RC Primary School	no	no	no no	Adjacent	no	Part	Yes No	+/-	Other	Brownfield	++	n/a n/a	0	no	n/a n/a	n/a n/a	++	n/a n/a	n/a n/a	n/a n/a	+	Adiacent	n/a n/a	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	++	Within 50m	Within 50m	Entirely within	-/I	no	partly	within 50m	+/I
	Beckfield Lane former HWS	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	0	no	n/a	n/a	++	n/a		n/a	+	no	n/a	n/a	+
	Sessions of York Burnholme WMC, Burnholme Drive	no no	partly	no no	no	no no	No No	No	+/-	Other Other	Brownfield Brownfield	++	n/a	0	partly no		Intersects Within Zone 2	-	Within 50m		n/a	1	no	n/a n/a	within 250m within 250m	+/1
	Woodland Chase	no	no	no	no	no	No	Yes No	+	Other	Brownfield	++	n/a n/a	0	no	n/a n/a	n/a	++	n/a n/a	Within 50m	n/a n/a	1	partly	n/a	n/a	+/-
	Land at Mill Mount	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 50m	-	no	n/a	n/a	++	Within 50m	n/a	Intersects AAI	ı	no	Yes	within 50m	+/I
	Oakhaven EPH	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	0	no	n/a	n/a	++	n/a	Within 250m	Within 250m	I	no	n/a	n/a	+
	Woolnough House EPH Heworth Lighthouse	no	no	no no	no	no	No No	No No	+	Other Other	Brownfield Brownfield	++	n/a Within 500	0	no	n/a n/a	n/a n/a	++	n/a n/a	n/a	n/a Within 50m	+	no	n/a n/a	n/a within 250m	+/1
	Grove House EPH	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 250		no	n/a	n/a	++	Within 50m	Within 250m	Entirely within	-/1	no	n/a	within 50m	+/I
	Bristows Garage	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 50m		no	n/a	n/a	++	Within 50m	n/a	Within 500m	ı	no	Yes	within 50m	+/I
	Heworth Green North (Forum Site)	no	partly	no	no	Adjacent	No	No	+/-	Other GRADE 2	Brownfield	++	Within 250		Partly		Intersects Within Zone 2	-	Within 250	Intersects 250m		-/I	no	n/a	within 250m	+/I
	Land at Dauby Lane, Elvington, York Land at Brecks Lane, Strensall	no	no partly	no no	contains entire	no	No Entire	Yes Yes	-	GRADE 3	Greenfield Greenfield		n/a n/a	0	no	n/a n/a	Intersects Within Zone 2	++	n/a n/a		n/a n/a	+	no	n/a n/a	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	0	no	n/a	n/a	++	Within 250		n/a	ı	no	n/a	within 50m	+/I
	Land at Moor Lane	no	no	no	no	no	No	No	+	GRADE 2	Greenfield		n/a	0	no	n/a	n/a	++	n/a		n/a	+	no	n/a	within 250m	+/I
	Amalgomated sites South of Strensall	no	no	no	contains entire	contains entire	No	Yes No	-	GRADE 3 GRADE 2	Greenfield Mixed GF/BF		n/a	0	no	n/a	n/a	++	Within 250		n/a n/a	1	no	partly n/a	within 50m	+/I
	Amalgomated sites Eastfield Lane, Dunnington The Tannery, Strensall	no	no yes	no no	no	Adjacent	No	No	+/-	GRADE 3	Brownfield		n/a n/a		no no	n/a Intersects zone	n/a Intersects Within Zone 2	1	n/a Intersects 50m		n/a	†	no	partly	n/a within 50m	+/1
72 H33	Water Tower Land Dunnington	no	no	no	no	no	No	No	+	GRADE 2	Greenfield	-	n/a	0	no	n/a	n/a	++	n/a	n/a	n/a	+	no	n/a	within 50m	+/-
	Land North of Church Lane	no	no	no	no		No	No	+/-	GRADE 3	Greenfield	-	n/a	0	no	n/a	n/a	++			n/a	1	partly	partly	within 50m	+
	Land at Intake Lane, Dunnington, York Land at Blairgowerie House, Main Street	no	no	no no	no	no no	No No	No Yes	+	GRADE 2 GRADE 3	Greenfield Brownfield	+/-	n/a n/a		no	n/a n/a	n/a n/a	++	n/a Intersects 50m		n/a n/a	+	no partly	n/a partly	n/a within 50m	+/-
	Land RO Rufforth Primary School	no	no	no	no	no	No	No	+	GRADE 2	Greenfield		n/a n/a	0	no	n/a n/a	n/a	++	Within 250		n/a n/a	i	no	n/a	n/a	+
95 H39	North of Church lane Elvinton	no	no	no	no	no	No	No	+	GRADE 3	Greenfield		n/a	0	no	n/a	n/a	++	Within 250	n/a	n/a	ı	no	n/a	within 250m	+/I
	West Fields Copmanthorpe	no	no	no	no	no	No	Yes	+	GRADE 2	Greenfield		n/a	0	no	n/a	n/a	++	Within 250		n/a	I	no	n/a	within 250m	+/I
	Land adj. 26 & 38 Church lane Builders Yard, Church Lane	no no	no no	no no	no	no no	No No	No No	+	GRADE 3	Unknown Brownfield	+/-	n/a n/a	0	no	n/a n/a	Intersects Within Zone 2 Intersects Within Zone 2	+	Within 250 Within 250		n/a n/a		no	Yes Yes	within 50m within 50m	+/1
	Manor Farm Yard	no	no	no	no	no	No	No	+	GRADE 3	Mixed GF/BF	GI +/-	n/a		no	n/a	n/a	++	Intersects 50m		n/a	ı	no	partly	within 50m	+/I
	Land RO Surgery & 2a/2b Petercroft Lane	no	no	no	no	no	No	No	+	GRADE 2	Brownfield	+/-	n/a	0	no	n/a	n/a	++	Within 50m		n/a	I	no	partly		+/I
	Land adj. 131 Long Ridge Lane	no	no	no	no	no Adiacant	No	No	+	GRADE 2	Greenfield	-	n/a		no Double	n/a	n/a	++	n/a		n/a	+	no nostlu	n/a	within 50m	+/-
	Land adjacent to Greystone Court, Haxby, York Hungate	no no	no partiv	no no	no	· injude	No Part	No No	+/-	GRADE 3 Other	Greenfield Brownfield	++	n/a Intersects 50m		Partly Partly	Adjacent Within zone 3a	Intersects Within Zone 2 Intersects Within Zone 2	-	n/a Within 50m	n/a Within 250m	n/a Entirely within	-/1	partly	n/a partly	n/a within 50m	+/1
	Land north of Monks Cross Drive	no	no	no	no	no	No	No	+	Other	Greenfield	-	n/a		no	n/a	n/a	++	n/a		n/a	+	no	n/a	n/a	+
37 E3	Ford Garage Jockey Lane	no	no	no	no	no	No	Yes	+	Grade 3b	Brownfield	+/-	n/a	0	no	n/a	n/a	++	n/a	Intersects 250m	n/a	I	no	n/a	n/a	+
64 E4	Land at Layerthorpe and James St!	no	no	no	no	no	No	No	+	Other	Brownfield	+/-	Within 250		no	n/a	Intersects Within Zone 2		n/a	Intersects 250m		1	no	n/a		
	Amalgomated sites at James Street! Amalgomated sites at Common Lane, Dunnington	no No	no No	no No	no Contains Entire	no Intersects	No Part	No Yes	+	Other GRADE 2	Brownfield Greenfield	++	Within 250 n/a		no No		Intersects Within Zone 2 Intersects Within Zone 2		Within 250 Within 250		Intersects AAI n/a	-/I I	no No	n/a Partly	within 250m within 50m	+/1
	Wheldrake Industrial Estate!	no	no	no	no		No	No	+	GRADE 2	Brownfield	+/-	n/a		no	n/a	n/a	++	n/a	, -	n/a	+	no	n/a		+/1
600 E8	Wheldrake Industrial Estate!	no	no	no	no	no	No	No	+	GRADE 2	Greenfield	-	n/a	0	no	n/a	n/a	++	n/a	n/a	n/a	+	no	n/a	within 50m	+/I
	Elvington Industrial Estate!	no	no	no	no		No	Yes	+	GRADE 3	Greenfield	+/-	n/a		no		n/a	++	n/a		n/a	+	no	n/a	n/a	+
	Chessingham Park, Dunnington	No no	No no	No no	No	No no	No No	No No	+	Grade 3 Grade 3b	Brownfield Brownfield	+/-	n/a	0	No no	n/a n/a	n/a n/a	++	n/a		n/a	+	No	n/a n/a	n/a n/a	+
	Annamine Nurseries! York Business Park!	no	no	no	no	no	No	No	+	Other	Mixed GF/BF	+/-	n/a n/a	0	no Partly	, .	Intersects Within Zone 2	-	n/a n/a	Intersects 250m n/a	n/a n/a	+	no	n/a n/a	n/a n/a	+
			no	no	no		No	No	+	Other	Mixed GF/BF	+/-	n/a		no	n/a	n/a	++	n/a		n/a		no	n/a	n/a	+
	End of Great North Way, York Business park! Site to south in York Business park	no	110	110	110	110	110	110				-7				11/4	11/4		11/4	11/ 0	11/ a	+	110	11/4	11/0	