

YORK

CITY OF YORK  
LOCAL PLAN

Sustainability Appraisal Summary  
Pre Publication Draft  
Regulation 18 Consultation  
September 2017



City of York Council

# City of York Local Plan: Pre-Publication Draft (Regulation 18 Consultation)

Sustainability Appraisal Report – Non Technical Summary



September 2017

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



---

## Report for

Alison Cooke  
Development Officer (Spatial Evidence)  
City of York Council  
Planning and Environmental Management  
Directorate of Economy and Place  
West Offices  
Station Rise  
York  
YO1 6GA

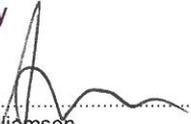
---

## Main contributors

Alison Cooke – City of York Council  
Sarah Butler  
Pete Davis  
James Glynn  
Nienke Pengelly  
Andrew Williamson

---

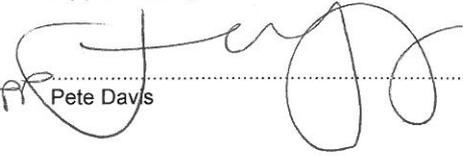
## Issued by



.....  
Andrew Williamson

---

## Approved by



.....  
Pete Davis

---

## Amec Foster Wheeler

Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury SY2 5DE  
United Kingdom  
Tel +44 (0) 1743 342 000

Doc Ref. 39789-01RR02i3

document3

---

## Copyright and non-disclosure notice

The contents and layout of this report are subject to copyright owned by Amec Foster Wheeler (© Amec Foster Wheeler Environment & Infrastructure UK Limited 2017) save to the extent that copyright has been legally assigned by us to another party or is used by Amec Foster Wheeler under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report. The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Amec Foster Wheeler. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

---

## Third-party disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Amec Foster Wheeler at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Amec Foster Wheeler excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

---

## Management systems

This document has been produced by Amec Foster Wheeler Environment & Infrastructure UK Limited in full compliance with the management systems, which have been certified to ISO 9001, ISO 14001 and OHSAS 18001 by LRQA.

---

## Document revisions

No.	Details	Date
1	Draft to client	1 <sup>st</sup> September 2017
2	Draft to client	8 <sup>th</sup> September 2017
3	Final Report	13 <sup>th</sup> September 2017



# Non-Technical Summary

## Purpose of this report

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) of the City of York Local Plan Pre-Publication Draft (Regulation 18 Consultation). The Council, with support from Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler), has undertaken a Sustainability Appraisal (SA) of the Local Plan Pre-Publication Draft (Regulation 18 Consultation) to help integrate sustainable development into the emerging Local Plan.

The following sections of this NTS:

- provide an overview of the Local Plan Pre-Publication Draft;
- describe the approach to undertaking the SA of the Local Plan Pre-Publication Draft;
- summarise the findings of the SA of the Local Plan Pre-Publication Draft; and
- set out the next steps in the SA of the Local Plan Pre-Publication Draft.

## What is the Local Plan Pre-Publication Draft?

The new Local Plan for the City of York will be a single planning policy document. It will set out how much new development is to be accommodated in the District to 2038 and where this growth will be located. It will also contain planning policies and land allocations.

The development of the Local Plan reflects work which began in 2005 when the Council commenced the preparation of its Local Development Framework (LDF) Core Strategy. Following the (partial) revocation of the Regional Strategy (the Yorkshire and Humber Plan) in 2013 and the publication of the National Planning Policy Framework (NPPF) in March 2012, the Core Strategy was withdrawn from the examination process in order to produce a Local Plan compliant with new national planning policy. In 2013 the Council published the Local Plan Preferred Options, which set out the preferred approach to development in the City of York area. Following further refinement, a Publication Draft Local Plan was prepared by Council officers and reported to the Local Plan Working Group (LPWG) and Executive in September 2014. A motion was submitted to Full Council in October 2014, which halted proceeding to the Publication Draft consultation whilst further work was undertaken. Following further technical work related to housing and employment growth, the Preferred Sites Consultation was published in 2016. This has been revised in light of sub-national housing projections, which affected the underlying baseline evidence in relation to housing need, and sites being brought forward for release by the Ministry of Defence in 2016. The Council has revised the housing growth and site options set out in the Publication Draft Local Plan (2014) and Preferred Sites Consultation (2016). This is now reflected in the Local Plan Pre-Publication Draft that is being consulted on between 18<sup>th</sup> September and 30<sup>th</sup> October 2017.

The Local Plan Pre-Publication Draft includes the following key parts:

- Vision and Outcomes;
- Key Development Principles;
- Spatial Strategy; and
- Thematic Policies.

**Further information about the Local Plan Pre-Publication Draft and the development of the Local Plan is set out in Section 1.3, 1.4 and Section 2 of the SA Report and is available via the Council's website: [www.york.gov.uk/localplan](http://www.york.gov.uk/localplan).**

## What is Sustainability Appraisal?

National planning policy<sup>1</sup> states that local plans are key to delivering sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs without compromising the ability of future generations to meet their own needs. It is very important that the City of York Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan<sup>2</sup>. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive<sup>3</sup> and related UK regulations<sup>4</sup> called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will therefore be an integral part of the preparation of the Local Plan.

There are five key stages in the SA process which are shown in **Figure NTS.1**.

## What Has Happened So Far?

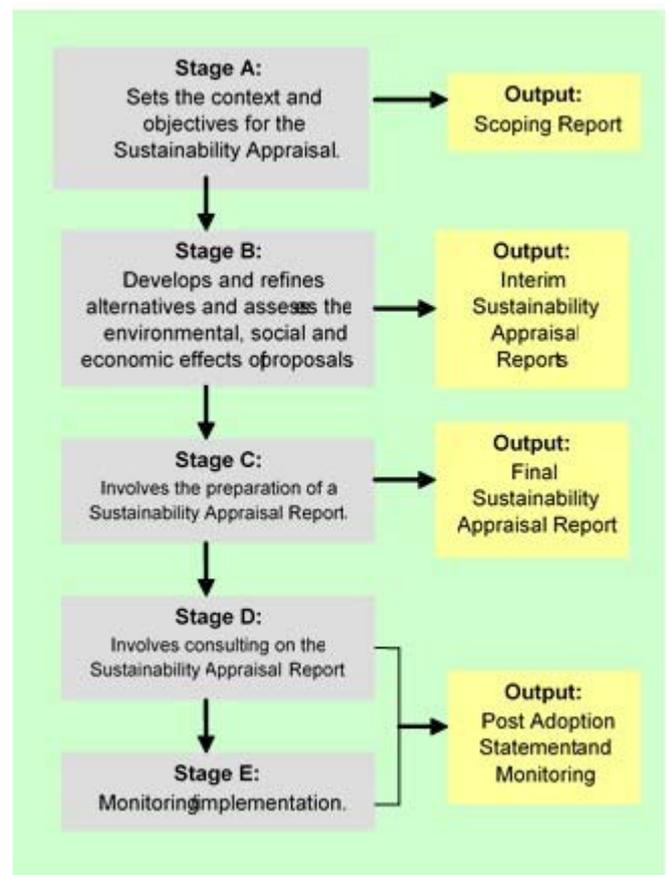
The first stage (**Stage A**) of the SA process involved consultation on a SA Scoping Report. The Scoping Report set out the proposed approach to the appraisal of the Local Plan including a SA Framework and was subject to consultation in 2013.

**Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in interim SA Reports. In this context, the options concerning the quantum and distribution of growth that were identified in the Preferred Options (2013) document and Preferred Sites Consultation (2016) were assessed using the revised SA Framework with the findings presented in a SA Report that was issued for consultation alongside the document. The SA Report to which this NTS relates also forms part of Stage B of the SA process.

At **Stage C**, a final SA Report will be prepared to accompany the Local Plan Publication Draft (Regulation 19) and will be available for consultation alongside the draft Local Plan itself prior to submission to the Secretary of State for consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure NTS.1 The SA Process



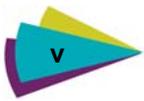
**Section 1.5 of the SA Report describes in further detail the requirement for SA of local plans and the SA process including its relationship with the preparation of the Local Plan for the City of York.**

<sup>1</sup> See paragraph 150-151 of the National Planning Policy Framework (Department for Communities and Local Government, 2012).

<sup>2</sup> The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

<sup>3</sup> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

<sup>4</sup> Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).



## How has the Local Plan Pre-Publication Draft Been Appraised?

To support the appraisal of the emerging Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS 1**.

Table NTS 1 SA Objectives Used to Appraise the Local Plan Pre-Publication Draft

SA Objective
1. To meet the diverse housing needs of the population in a sustainable way.
2. Improve the health and wellbeing of York's population
3. Improve education, skills development and training for an effective workforce
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
5. Help deliver equality and access to all
6. Reduce the need to travel and deliver a sustainable integrated transport network
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects
8. Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected 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 reuse and recycling
12. Improve air quality
13. Minimise flood risk and reduce the impact of flooding to people and property in York
14. Conserve or enhance York's historic environment, cultural heritage, character and setting
15. Protect and enhance York's natural and built landscape

The Local Plan Pre-Publication vision and outcomes have been assessed for their compatibility with the SA objectives above. The Key Development Principles, Spatial Strategy policies and thematic plan policies have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS 2**.

Table NTS 2 Scoring System Used in the Appraisal of the Draft Local Plan

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

Symbol	Likely Effect on the SA Objective
I	Depends upon Policy Implementation (applied to GIS Assessments)
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	The policy is likely to have a negative effect on the SA objective.
--	The policy is likely to have a significant negative effect on the SA objective.

Proposed housing and employment land allocations including strategic sites and reasonable alternatives have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance (see **Table 5.4** of the SA Report). Reflecting their importance to the delivery of the Local Plan and capacity to generate significant effects, the proposed allocated strategic sites in the Local Plan Pre-Publication Draft have also been subject to more detailed appraisal with the findings recorded in matrices in **Appendix I** to the SA Report.

**Section 5 of the SA Report provides further information concerning the approach to the appraisal of the Local Plan Pre-Publication Draft.**

## What Are the Findings of the Appraisal of the Local Plan Pre-Publication Draft?

### Local Plan Vision, Outcomes and Key Development Principles

The Local Plan Pre-Publication vision and outcomes have been tested for their compatibility with the SA objectives. The vision for the City of York seeks to deliver economic and social enhancements whilst protecting and enhancing the environment. Reflecting the emphasis on these three strands of sustainability, the vision and outcomes have been assessed as being compatible with the majority of the SA objectives, although the appraisal has found that it does leave room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors. Where possible incompatibilities have been identified, tensions between the outcomes can be resolved if development takes place in accordance with all of the draft outcomes. As such, an incompatibility is not necessarily an insurmountable issue. The Key Development Principles were found to have a positive effect on all of the objectives with it being significant in respect of health, equality and accessibility, transport, climate change, biodiversity, flood risk, cultural heritage and landscape.

**The completed compatibility assessment is presented in Section 6.2 of the SA Report. Appraisal of Key Development Principles is summarised in Section 6.3 and a matrix presented in Appendix E.**

### Preferred housing and employment growth options

The preferred Local Plan Pre-Publication Draft housing and employment growth options (and reasonable alternatives) have been appraised against the SA objectives. The preferred growth options are:

- ▶ Housing Preferred Option: 867 dwellings per annum (dpa) – DCLG Baseline based on the July 2016 Household Projections
- ▶ Employment Preferred Option: ELR Option 2 – Re-profiled sector growth – 650 jobs per annum between 2017 and 2038 (around 13,650 over the period).

The preferred housing growth option has been found to have positive effects across a number of objectives relating to housing, education, employment. However, minor negative effects were also identified in the long for the preferred housing figure as it only meets the CLG baseline growth. The preferred employment growth option has been assessed as having a positive effect across several SA objectives with a significant positive effect identified in respect to improving education and employment.

Negative effects were identified with regard to climate change, land resources, air quality, water and waste. It is likely that the negative effects identified would be lessened through the implementation of policies

contained within the Local Plan which seek to protect environmental assets and to minimise/mitigate adverse effects associated with new development as well as through the appropriate location of development.

**The appraisal of the preferred housing and employment growth options, and the reasonable alternatives, is contained in Section 6.4 with appraisal matrices presented in Appendix N.**

## Spatial Strategy Policies

Policy SS1 translates the preferred growth options into policy. Policy SS1 (Delivering Sustainable Growth for York) also sets out the following five spatial principles to guide the location of this development:

- Conserving and enhancing York's historic and natural environment. This includes the City's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function;
- Ensuring accessibility to sustainable modes of transport and a range of services;
- Preventing unacceptable levels of congestion, pollution and/or air quality;
- Ensuring flood risk is appropriately managed;
- Where available and viable, encouraging the re-use of previously developed land.

SS2 defines the proposed York Green Belt (SS2), the overall purpose of which is to preserve the setting and special character of York whilst assisting in safeguarding the countryside from encroachment. Other Spatial Strategy policies relate to three strategic mixed use sites and regeneration areas (SS3-SS5), strategic housing sites (SS6-SS20) and strategic employment sites (SS21-SS24).

Overall, the policies have been appraised as having a significant positive effect on those SA objectives relating to health, education and skills, economic growth, and equality and accessibility. Minor positive effects are expected against biodiversity and water. Mixed significant positive and minor negative effects have been assessed against housing, transport, cultural heritage and landscape. The negative effect on housing in the long term reflects that although the housing figure meets the CLG baseline projected growth, the figure does not include a market signals upward adjustment as proposed in the SHMA (update, 2017). Mixed minor positive and negative effects are expected against climate change, land use, water, waste and air quality. No cumulative significant or minor negative effects were identified during the appraisal of the spatial strategy policies.

**The appraisal of the Spatial Strategy policies is summarised in Section 6.5 with appraisal matrices presented in Appendix F.**

## Strategic Sites

To support the delivery of the Preferred Strategic Options, a total of 20 proposed strategic site allocations are identified in the Local Plan Pre-Publication Draft and are supported by Policies SS3 to SS24. The findings of appraisal of the strategic sites against the SA objectives are presented in **Table NTS 3** and summarised below.

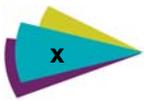
The strategic sites predominantly comprise housing developments with some employment allocations. Of the seventeen sites which are proposed as residential, sixteen have been assessed as having a significantly positive effect on housing due to the provision of more than 100 dwellings on site. Ten of the proposed strategic sites were also assessed as having significant positive effects on Equality and Accessibility largely due to the provision of affordable housing and provision of services/facilities nearby.

Six of the strategic sites were assessed as having a significantly positive effect on Education and Training, three of which are sites that have been allocated specifically for employment purposes. ST19, ST26 and ST27 will deliver 96,080m<sup>2</sup> of employment floorspace for a range of B uses whilst ST5, ST20 and ST32 are large city centre mixed use developments.

Table NTS 3 Summary of Strategic Sites Appraisal

Site Ref	Objective	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5: Equality & Accessibility	SAO6: Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
	Site Name															
ST1	British Sugar / Manor School	++	+ -	+ -	+	++	+ -	+ -	+ -	++	-	-	-	0	+ -	+ -
ST2	Former Civil Service Sports Ground Millfield Lane	++	+ -	+ -	+	++	++	+ -	+	+	-	-	+ -	0	-	0
ST4	East of Grimston Bar	++	+ -	+ -	+	+	++	+ -	-	--	-	-	+ -	0	-	-
ST5	York Central	++	+ -	+ -	++	+	++	+	0 ?	+ ?	-	-	+ -	-	- ?	+ -
ST7	East of Metcalfe Lane	++	+ -	+ -	+	+	+ -	+ -	+ -	--	-	-	-	0 -	- -	- -
ST8	Land North of Monks Cross	++	+ -	+ -	+	++	+ -	+ -	-	--	-	-	-	0	0 -	0 -
ST9	Land North of Haxby	++	+ -	+ -	+	+	+ -	+ -	0 -	--	-	-	-	-	-	-
ST14	Land to North of Clifton Moor	++	+ -	+ -	+	++	+ -	+ -	- ?	--	-	-	-	0	-	- -
ST15	Land to the West of Elvington Road	++	+ -	+ -	+	++	+ -	+ -	- ?	+ -	-	-	-	0 ?	-	- -
ST16	Former Terry's Chocolate Factory	++	+ -	+	+	++	+ -	+ -	+ 0	+	-	-	-	0	+ -	+ -

Site Ref	Objective	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5: Equality & Accessibility	SAO6: Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
	Site Name															
ST17	Nestle South	++	+ -	+ -	+ -	++	+ -	+ -	+ 0	+	-	-	0	0	+ -	+ -
ST19	Northminster Business Park	0	0 -	+ -	++	0	+ -	-	?	--	-	-	-	0	-	-
ST20	Castle Gateway	+ 0	+ -	+ -	++	+ ?	++	+ -	- ?	++	-	-	+ -	--	- ?	+ -
ST26	South of Airfield Business Park	0	-	+ -	++	0	--	--	-	--	-	-	-	0	-	-
ST27	University Expansion	0	+ -	+ -	++	0	+ -	+ -	+ ?	--	-	-	-	-	-	-
ST31	Land at Tadcaster Road	++	0 -	+ -	+	+	+ -	+ -	-	--	-	-	-	0	- 0	-
ST32	Hungate	++	+ -	+ -	++	++	+ -	--	+ -	++	-	-	--	--	? --	? --
ST33	Station Yard Wheldrake	++	-	+ -	+	++	0 -	+ -	--	+ -	-	-	-	0	- 0	- 0
ST35	Queen Elizabeth Barracks, Strensall	++	+ -	+ -	+ -	+	+ -	+ -	--	+ -	-	-	-	? 0	+ -	+ -
ST36	Imphal Barracks, Fulford Road	++	+ -	+ -	+ -	++	+ -	--	--	+ -	-	-	--	? ?	? --	? --



Four sites (ST1, ST5, ST20 and ST32) were assessed as having a significant positive effect on Land use as all of these sites will involve wholly developing previously development land (Brownfield sites). Three (ST2, ST16 and ST17) had a minor positive effect reflecting their part brownfield status and evidence reflecting remediation of contamination in the case of ST16/ST17. Four sites were also identified with potential minor negative and minor positive effects where they were mixed brownfield/greenfield, some of which had potential for contamination issues. The remaining sites were assessed as having significant negative impacts given they involved developing Greenfield land and involve the loss of agricultural land.

The majority of the sites had a mixed minor positive and minor negative, or mixed minor positive and neutral effect on Health. The positive impacts reflect that all of the sites had good provision of open space, cycling or walking links together with provision of healthcare facilities within proximity. The minor negatives reflect short-term construction noise which may affect nearby receptors and longer term disturbance as a result of occupation. Uncertainty was raised in relation to the scale of the positive impacts being dependent on the uptake of recreational activity / walking and cycling as well as the requirement for commensurate facilities to meet population needs in the future.

Similarly, sixteen of the sites also had mixed minor positive and minor negative effects on Education. These effects were identified due to provision of schools locally, particularly primary schools, as well as potential for training opportunities during the short-term as a consequence of construction. Negative impacts were identified where there was limited provision of education and to indicate that capacity of future educational needs is unknown. All strategic housing site appraisals recognised the need for co-ordination between developers and the Council to ensure that sufficient nursery, primary and secondary education capacity is provided and phased alongside development.

Seven sites have been assessed as having a significant positive effect on Transport reflecting the good provision of sustainable transport links such as cycle routes, park and ride, bus services and train stations.

Effects on Cultural Heritage were predominantly assessed as minor negative due to potential detrimental effects on historic assets, local culture and setting, archaeology and views. However, significant negative effects were identified for ST7 due to potential interruption to views towards the Minster and on ST32 / ST35 due to their location and density of heritage assets that may be affected by development. York's rural setting also led to the majority of sites also being assessed as having minor negative effects on Landscape. Four of the new strategic greenfield sites were identified to have potentially significant negative effects as a result of visibility of new development and reducing the perception of York in a rural setting.

**The matrices with the appraisal of the strategic sites and alternatives are presented in Appendix H, including those that have previously been subject to SA (in order to reflect the new information and/or site boundaries). Proposed potential strategic site allocations have also been subject to more detailed assessment against the SA objectives. The detailed appraisal matrix for each site is contained in Appendix I. A summary of the appraisal of the proposed strategic site allocations is presented in Section 6.5 of the SA Report.**

## Land Allocations

In addition to the 20 strategic sites, the Local Plan Pre-Publication Draft identifies a number of smaller scale (local) housing and employment land allocations, a single allocation for student housing and a single allocation for Travelling Showpeople (supported by Policies H1, EC1, ED6 and H6 respectively). The findings of appraisal of the strategic sites against the SA objectives are presented in **Table NTS 5** and summarised below.

Overall, the scale of housing and employment land to be delivered through the proposed smaller scale (local) allocations in the Local Plan Pre-Publication is considered to be significant and will help to meet the future needs of the District, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. Whilst there is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects), in many cases (such as in respect of biodiversity, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated at the project level. In this context, the Local Plan Pre-Publication Draft policies provide mitigation against a range of site level planning matters.

Table NTS 5 Summary of Local Sites Appraisal

Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1 score	SAO2 score	SAO3 score	SAO4 score	SAO5 / SAO6 score	SAO7 score	SAO8 score	SAO9 score	SAO10 score	SAO11 score	SAO12 Score	SAO13 Score	SAO14 score	SAO15 score
<b>General Housing Site Allocations</b>																
58	H8	Askham Bar Park and Ride Site	+	+	+	0	++	+	-	++	0	0	0	0	0	0
59	H22	Heworth Lighthouse	+	++	+	0	++	+	-	++	0	0	0	0	0	0
64	H55	Land at Layerthorpe and James St	+	++	++	0	++	+	-	++	0	0	I	-	0	0
83	H53	Land at Main Street, Knapton	+	+	--	0	+	0	0	--	0	0	0	0	0	0
95	H39	North of Church lane Elvington	+	+	+	0	+	+	--	--	0	0	0	0	0	0
98	H23	Grove House EPH	+	++	++	0	++	+	0	++	0	0	I	0	-	0
124	H20	Oakhaven EPH	+	++	+	0	++	+	0	++	0	0	0	0	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1 score	SAO2 score	SAO3 score	SAO4 score	SAO5 / SAO6 score	SAO7 score	SAO8 score	SAO9 score	SAO10 score	SAO11 score	SAO12 Score	SAO13 Score	SAO14 score	SAO15 score
<b>General Housing Site Allocations</b>																
127	H5	Lowfields former school site	++	++	++	0	+	+	0	+/-	0	0	0	0	-	-
166	H29	Land at Moor Lane	+	++	-	0		+	0	--	0	0	0	0	0	-
172	H7	Bootham Crescent Football Stadium	+	++	++	0	++	+	0	++	0	0	0	0	-	0
182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	++	++	++	0	+	+	-	--	0	0	0	0	-	-
472	H1	Former Gas Site 24 Heworth Green	++	++	++	0	++	+	-	++	0	0	-	-	-	0
656	H10	Barbican Centre	++	+	+	0	++	+	0	++	0	0	-	0	-	0

Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1 score	SAO2 score	SAO3 score	SAO4 score	SAO5 / SAO6 score	SAO7 score	SAO8 score	SAO9 score	SAO10 score	SAO11 score	SAO12 Score	SAO13 Score	SAO14 score	SAO15 score
<b>General Housing Site Allocations</b>																
677	H38	Land RO Rufforth Primary School	+	+	+	0	+	+	0	--	0	0	0	0	0	0
828	H56	Land at Hull Road	+	++	++	0	++	+	0	+/-	0	0	0	0	-	0
832	H6	RO the square Tadcaster Road	0	+	+	0	++	0	0	-	0	0	0	0	-	-
853	H3	Revised Burnholme School	+	++	+	0	+	+	0	+/-	0	0	0	0	0	0
930	H31	Eastfield Lane Dunnington	+	++	-	0	+	+	0	--	--	0	0	0	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1 score	SAO2 score	SAO3 score	SAO4 score	SAO5 / SAO6 score	SAO7 score	SAO8 score	SAO9 score	SAO10 score	SAO11 score	SAO12 Score	SAO13 Score	SAO14 score	SAO15 score
<b>General Housing Site Allocations</b>																
936	H59	Queen Elizabeth Barracks Strensall – Howard Road, Strensall	+	+	+	0	I	+	-	+/-	0	0	0	-	0	-
938	H58	Clifton Without Primary School	+	++	++	0	++	+	0	++	0	0	0	0	-	0
946	H52	Willow House EPH, Long Close Lane	+	+	-	0	++	+	-	+/-	0	0	-	0	-	0
<b>General Employment Site Allocations</b>																
600	E8	Wheldrake Industrial Estate	0	-	-	+	I	+	0	--	0	0	0	n/a	-	0
602	E9	Elvington Industrial Estate	0	++	++	++	I	+	0	--	-	0	0	n/a	0	0



Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1 score	SAO2 score	SAO3 score	SAO4 score	SAO5 / SAO6 score	SAO7 score	SAO8 score	SAO9 score	SAO10 score	SAO11 score	SAO12 Score	SAO13 Score	SAO14 score	SAO15 score
<b>General Housing Site Allocations</b>																
639	E11	Annamine Nurseries	0	+	++	++	++	+	0	++	0	0	0	n/a	0	0
706	E10	Chessingham Park, Dunnington	0	++	++	+		0	-	-	0	0	0	n/a	0	0
742	E16	Upper Poppleton Garden Centre	0	+	-	++	++	+	-	++	0	0	0	n/a	0	0
925	E18	Towthorpe Lines	0	+	-	++		+	-	++	0	0	0	n/a	0	-
<b>Gypsy and Traveller Site Allocation</b>																
22	TS1	The Stables Elvington	+	--	--	0		0	0	++	--	0	0	0	0	-
<b>Student Housing Site Allocation</b>																
137	SH1	Land at Heworth Croft	+	++	++	0	++	+	-	+/-	-	0		--	-	-

**The appraisal of proposed land allocations, including reasonable alternatives, is contained in Appendix H. The findings of the appraisal of the proposed housing, employment, Travelling Showpeople and student housing allocations are summarised in Section 6.5 of the SA Report.**

### Local Pre-Publication Draft Plan Policies

To support the overall strategy for development, the Local Plan Pre-Publication includes 81 policies across the following chapters:

- Economy and Retail which has nine draft policies including proposed employment land allocations;
- Housing which has ten policies including proposed housing allocations (with one site for extra care) and one site allocated for Travelling Showpeople;
- Health and Wellbeing which has seven policies;
- Education which has eight policies including proposals to support the expansion of the City's university campuses and other educational facilities;
- Placemaking, Heritage, Design and Culture which has fourteen policies;
- Green Infrastructure which has seven policies including proposals for new open space provision;
- Managing Appropriate Development in the Green Belt which has four policies;
- Climate Change which has three policies;
- Environmental Quality and Flood Risk which has five policies;
- Waste and Minerals which has two policies;
- Transport and Communication which has eleven policies including proposals for strategic transport improvements;
- Delivery and Monitoring which has one policy.

The performance of the policies has been tested against the 15 SA objectives. The implementation of the proposed policies contained in the Local Plan Pre-Publication Draft is anticipated to have a cumulatively positive effect on the SA objectives. Significant positive effects are expected in respect of the following topic areas: housing; health; economy; equality and accessibility; transport; climate change; cultural heritage; and landscape. Effects on SA objectives related to education, biodiversity, land use, water, waste, air quality and flood risk, meanwhile, are also likely to be positive.

Notwithstanding, for those policies that promote/make provision for new development some negative effects on the SA objectives can be expected. In this context, the potential for negative effects has been identified in respect of SA objectives relating to climate change, land use and air quality. Where negative effects have been identified, mitigation measures have been proposed, which include the application of other policies within the plan concerning for example, biodiversity, air pollution, flood risk, sustainable design and heritage.

**Detailed matrices containing the appraisal of the Local Plan Pre-Publication Draft policies are presented in Appendix J to the SA Report. The findings of these appraisals are summarised in Section 6.6 of the SA Report.**

### Mitigation and Enhancement

The appraisal contained in the SA Report has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the Local Plan Pre-Publication Draft. These measures are highlighted within the detailed appraisal matrices to the SA Report and will be considered by the Council in refining the emerging Local Plan.



## Next Steps

This NTS and the SA Report are being issued for consultation alongside the Local Plan Pre-Publication Draft (Regulation 18 Consultation). The consultation will run from **18<sup>th</sup> September until 30<sup>th</sup> October 2017**.

The findings of the SA Report, together with consultation responses and further technical work, will be used to help refine the emerging Local Plan leading to consultation on the Publication Draft (Regulation 19) Local Plan which is due to take place in Spring 2018. The Publication Draft Local Plan will also be subject to further SA.

### **This Consultation: How to Give Us Your Views**

**We would welcome your views on any aspect of this NTS or SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.**

**Please provide your comments by midnight on Monday 30<sup>th</sup> October 2017. Comments should be sent to:**

**By email:** [localplan@york.gov.uk](mailto:localplan@york.gov.uk)

**By post:** **Freepost RTEG-TYYU-KLTZ**  
**Local Plan**  
**City of York Council**  
**West Offices**  
**Station Rise**  
**York**  
**YO1 6GA**

