

YORK

CITY OF YORK  
LOCAL PLAN  
Sustainability Appraisal  
Appendices H-I  
Pre Publication Draft  
Regulation 18 Consultation  
September 2017



# Appendix H

## Appraisal of Appraisal of Allocations and Alternatives

**Table H.1 General Housing Reasonable Alternatives**

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5
6	n/a	Land adjacent to Greystone Court, Haxby, York	Reasonable Alternative	+	+	+	0	+	+	-	--	--	0	0	-	-	-
8	n/a	Land North of Church Lane	Reasonable Alternative	+	++	-	0	+	+	-	--	0	0	0	0	-	0
11	n/a	Land to north of North Lane, Wheldrake	Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	0	-	-
13	n/a	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	Reasonable Alternative	++	++	-	0		+	0	+/-	0	0	0	0	0	-
22	TS1	The Stables Elvington	Travelling Showpeople Allocation	+	--	--	0		0	0	++	--	0	0	0	0	-
30	n/a	Land at Intake Lane Dunnington	Reasonable Alternative	+	++	--	0		+	0	--	--	0	0	--	-	--
35	ST4	Land Adj Hull Road - Grimston Bar	Strategic Housing Allocation	++	+	+	0	++	+	0	--	0	0	0	0	-	-
37	n/a	Ford Garage Jockey Lane	Reasonable Alternative	+	+	-	0	++	+	0	++	0	0	0	0	0	0
45	n/a	Grain Stores	Reasonable Alternative	++	++	+	0	+	+	--	++	0	0	0	0	0	0

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49	n/a	Land at Brecks Lane, Strensall	Reasonable Alternative	++	+	--	0	I	+	-	--	0	0	0	-	-	0
55	n/a	Land at Dauby Lane, Elvington, York	Reasonable Alternative	++	++	+	0	I	+	-	--	0	0	0	0	0	0
58	H8	Askham Bar Park and Ride Site	Housing Allocation	+	+	+	0	++	+	-	++	0	0	0	0	0	0
59	H22	Heworth Lighthouse	Housing Allocation	+	++	+	0	++	+	-	++	0	0	0	0	0	0
61	n/a	Salisbury Road former bowling green	Reasonable Alternative	+	+	+	0	++	+	--	++	0	0	-	--	-	-
64	H55	Land at Layerthorpe and James St	Housing Allocation	+	++	++	0	++	+	-	++	0	0	I	-	0	0
69	n/a	62 Mill lane Wigginton	Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	0	0	0
72	n/a	Water Tower Land Dunnington	Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	0	-	--
74	n/a	York Road, Dunnington	Reasonable Alternative	++	+	+	0	+	+	0	--	0	0	0	0	-	-
76	n/a	Duncombe Farm, Strensall	Reasonable Alternative	++	+	--	0	I	+	-	--	--	0	0	0	-	-
83	H53	Land at Main Street, Knapton	Housing Allocation	+	+	--	0	+	0	0	--	0	0	0	0	0	0
95	H39	North of Church lane Elvington	Housing Allocation	+	+	+	0	+	+	--	--	0	0	0	0	0	0
98	H23	Grove House EPH	Housing Allocation	+	++	++	0	++	+	0	++	0	0	I	0	-	0
99	n/a	Woolnough House EPH	Reasonable Alternative	+	++	++	0	++	+	0	++	0	0	0	0	0	0

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120	n/a	Beckfield Lane former HWS	Reasonable Alternative	0	+	+	0	++	+	0	++	0	0	0	0	0	0
121	n/a	Burnholme School	Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	0	-
124	H20	Oakhaven EPH	Housing Allocation	+	++	+	0	++	+	0	++	0	0	0	0	0	0
125	n/a	Morrell House EPH	Reasonable Alternative	+	+	+	0	+	+	-	+/-	0	0	0	0	0	0
127	H5	Lowfields former school site	Housing Allocation	++	++	++	0	+	+	0	+/-	0	0	0	0	-	-
130	n/a	Land at Acomb Waterworks	Reasonable Alternative	+	+	-	0	+	+	--	++	--	0	I	--	-	+
131	n/a	Land at Moor Lane, Copmanthorpe	Reasonable Alternative	++	++	+	0	+	+	0	--	0	0	0	0	0	0
132	n/a	Land at Cherry Lane	Reasonable Alternative	+	+	-	0	++	+	-	-	0	0	0	0	-	-
137	SH1	Land at Heworth Croft	Student Housing Allocation	+	++	++	0	++	+	-	+/-	--	0	I	--	-	-
138	n/a	York St John University playing field	Reasonable Alternative	++	++	++	0	++	+	0	+/-	-	0	0	0	-	-
148	n/a	The Moor Lane 'Zero Carbon' Partnership	Reasonable Alternative	++	++	++	0	+	+	--	--	-	0	0	0	-	-
163	n/a	Hudson House	Reasonable Alternative	+	+	++	0	++	+	-	++	--	0	-	0	-	0
166	H29	Land at Moor Lane	Housing Allocation	+	++	-	0	I	+	0	--	0	0	0	0	0	-
170	n/a	Pond Field	Reasonable Alternative	++	++	++	0	++	+	0	-	--	0	0	0	-	-

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171	n/a	Lime Tree Farm, Heslington	Reasonable Alternative	+	++	++	0	+	+	-	+/-	0	0	0	-	-	-
172	H7	Bootham Crescent Football Stadium	Housing Allocation	+	++	++	0	++	+	0	++	0	0	0	0	-	0
179	n/a	Whiteland Field	Reasonable Alternative	+	+	-	0	+	+	0	--	0	0	0	0	0	-
180	n/a	Malton Road site, york	Reasonable Alternative	+	++	+	0	++	+	0	+/-	-	0	0	--	-	-
181	n/a	Land East of Grimston Bar	Reasonable Alternative	++	+	+	0	+	+	-	--	0	0	0	0	-	-
182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	Housing Allocation	++	++	++	0	+	+	-	--	0	0	0	0	-	-
185	ST31	Land at Tadcaster Road, Copmanthorpe	Strategic Housing Allocation	++	++	-	0	+	+	--	--	-	0	0	0	0	-
187	n/a	Open Pasture Land North of Stockton Lane	Reasonable Alternative	++	+	+	0	+	+	0	-	--	0	0	0	-	-
189	n/a	Monks Cross North	Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	0	-	-
192	yes	Land RO Stockton lane off Greenfield Park Drive	Reasonable Alternative	+	+	+	0	++	+	0	+/-	0	0	0	0	0	0
193	n/a	West Fields Copmanthorpe	Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	0	0
194	n/a	Manor Farm Yard	Reasonable Alternative	+	++	+	0	+	0	0	++	0	0	0	0	-	0
197	n/a	Bristows Garage	Reasonable Alternative	+	++	+	0	++	+	0	++	0	0	-	0	-	0

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200	n/a	Severus Hill	Reasonable Alternative	+	++	+	0	++	+	-	++	0	0	0	0	-	-		
202	n/a	St Joseph's Monastery	Reasonable Alternative	++	+	++	0	++	+	-	++	--	0	--	0	-	0		
220	n/a	Land at Wetherby Road, Knapton	Reasonable Alternative	++	+	--	0	+	+	0	--	0	0	0	0	-	-		
226	n/a	Site A Land off Main Street Nether Poppleton	Reasonable Alternative	++	+	+	0	+	+	-	--	0	0	0	0	-	-		
227	n/a	Site B - land off Ouse Moor Lane Nether Poppleton	Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	-	-		
229	n/a	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Reasonable Alternative	++	++	+	0	+	+	-	--	0	0	0	0	-	-		
271	n/a	Land alongside A64	Reasonable Alternative	+	+	+	0	++	+	--	--	0	0	0	0	-	-		
293	n/a	York Central	Reasonable Alternative	++	++	++	0	++	+	--	++	--	0	--	--	-	0		
295	ST1	British Sugar / Former Manor School	Strategic Housing Allocation	++	++	+	0	+	+	--	++	--	0	0	-	+	-	+	-
297	n/a	Amalgomated Sites off main Street Elvington	Reasonable Alternative	++	++	+	0	+	+	-	--	--	0	0	--	-	-		
298	n/a	Amalgomated Sites at Connaught Court Care	Reasonable Alternative	+	++	+	0	++	+	--	++	0	0	I	--	-	-		

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		Home															
300	n/a	Amalgomated sites Eastfield Lane, Dunnington	Reasonable Alternative	+	++	-	0	+	+	0	+/-	--	0	0	0	0	0
303	n/a	Amalgomated sites off Stockton Lane	Reasonable Alternative	+	++	-	0		+	0	++	0	0	0	0	-	-
305	n/a	Amalgomated sites South of Haxby	Reasonable Alternative	+	+	+	0	+	+	-	--	--	0	0	-	-	-
307	n/a	Amalgomated sites at James Street	Reasonable Alternative	+	++	+	0	++	+	-	++	0	0		--	0	0
308	n/a	Amalgomated sites RO Wilberforce Home/York College	Reasonable Alternative	+	+	+	0	++	+	0	-	0	0	0	0	-	-
317	n/a	Amalgomated Sites North of Moor Lane Woodthorpe	Reasonable Alternative	++	+	+	0	+	+	--	--	0	0	0	0	-	-
318	n/a	Amalgomated Sites at Layerthorpe	Reasonable Alternative	+	++	+	0	++	+	--	++	0	0		--	0	0
320	n/a	Amalgomated Sites at New Lane Huntington	Reasonable Alternative	++	++	++	0	++	+	-	--	0	0	0	-	-	0
322	n/a	Amalgomated sites South of Strensall	Reasonable Alternative	+	++	-	0	+	+	-	--	--	0	0	0	-	-

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327	n/a	Amalgomated sites between Knapton and Westfield	Reasonable Alternative	+	+	--	0	+	+	0	--	0	0	0	0	-	-
329	n/a	Amalgomated sites North of Monks Cross	Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	0	-	-
470	n/a	Terrys Chocolate Factory	Reasonable Alternative	+	++	++	0	++	+	-	++	--	0	0	0	-	0
472	H1	Former Gas Site 24 Heworth Green	Housing Allocation	++	++	++	0	++	+	-	++	0	0	-	-	-	0
485	n/a	Nestle South	Reasonable Alternative	++	+	++	0	++	+	0	++	-	0	1	0	-	+
579	n/a	Land adj. 131 Long Ridge Lane	Reasonable Alternative	+	++	+	0	++	0	0	--	0	0	0	0	0	0
580	n/a	Land at Blairgowerie House, Main Street	Reasonable Alternative	+	++	+	0	++	+	0	++	0	0	0	0	-	-
587	n/a	Land at York RI Rugby Ground	Reasonable Alternative	+	++	+	0	+	+	--	++	0	0	0	0	0	0
596	n/a	Land adj. 26 & 38 Church lane	Reasonable Alternative	+	++	+	0	+	+	-	--	0	0	0	-	-	0
598	n/a	South of Moor Lane	Reasonable Alternative	+	++	-	0	+	+	0	--	0	0	0	-	0	0
618	n/a	Land RO Surgery & 2a/2b Petercroft Lane	Reasonable Alternative	+	++	+	0	+	0	0	++	0	0	0	0	-	0
623	n/a	Land Adjacent to Grimston Bar and A1079	Reasonable Alternative	++	+	+	0	++	+	0	--	-	0	0	0	-	-

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624	n/a	MOD Land Fulford	Reasonable Alternative	+	+	++	0	++	+	0	++	0	0	0	0	-	-
626	n/a	Land at Breary Close	Reasonable Alternative	+	+	+	0	++	+	-	-	0	0	0	0	-	0
627	n/a	Land at frederick House East of Fulford	Reasonable Alternative	+	+	+	0	++	+	0	++	0	0	-	0	-	0
629	n/a	The Retreat, Heslington Road	Reasonable Alternative	++	++	++	0	++	+	-	++	0	0	I	0	-	-
631	n/a	Burnholme WMC, Burnholme Drive	Reasonable Alternative	+	+	+	0	+	+	0	++	0	0	0	0	0	0
642	n/a	Elm Tree Garage Car Park	Reasonable Alternative	+	++	++	0	++	+	0	++	-	0	0	--	-	0
645	n/a	Land west of Haxby Road	Reasonable Alternative	+	+	-	0	+	+	-	+/-	0	0	0	0	0	0
651	n/a	Heworth Green North (Forum Site)	Reasonable Alternative	+	++	++	0	++	+	-	++	0	0	I	--	0	0
654	n/a	Land at Mill Mount	Reasonable Alternative	+	++	++	0	++	+	0	++	0	0	-	0	-	0
656	H10	Barbican Centre	Housing Allocation	++	+	+	0	++	+	0	++	0	0	-	0	-	0
657	n/a	Peel St/ Margret St	Reasonable Alternative	0	+	+	0	++	+	0	++	0	0	-	-	-	0
677	H38	Land RO Rufforth Primary School	Housing Allocation	+	+	+	0	+	+	0	--	0	0	0	0	0	0
685	n/a	End of Great North Way, York Business park	Reasonable Alternative	++	+	-	0	+	+	--	+/-	0	0	0	0	0	0
688	n/a	Land to the West of Knapton	Reasonable Alternative	++	+	+	0	+	+	0	--	0	0	0	0	0	--

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690	n/a	Amalagated North of Haxby	Reasonable Alternative	++	++	-	0	+	+	0	--	--	0	0	0	-	-		
692	n/a	Amalagated sites at New Lane Huntington	Reasonable Alternative	++	++	++	0	++	+	-	--	--	0	0	-	-	-		
696	n/a	Amalagated sites off Tadcaster Road	Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	0	0	-	-		
697	n/a	Amalagated Sites off Common Lane Dunnington	Reasonable Alternative	++	++	-	0	+	+	--	--	--	0	0	--	-	-		
699	n/a	Amalagated Development Sites East of metcalf Lane	Reasonable Alternative	++	++	++	0	++	+	-	--	--	0	0	--	-	-		
700	n/a	Amalagated Site Monks Cross Shopping Park	Reasonable Alternative	+	+	--	0	++	+	0	++	0	0	0	0	0	0		
719	ST16 a	Terrys Carpark	Strategic Housing Allocation	+	++	+	0	++	+	-	++	0	0	0	0	+	-	+	-
723	n/a	Amalagated Land at Manor Heath Road, Copmanthorpe	Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	0	-	-		
724	n/a	Amalagated sites North Monks Cross Inc Cement Works	Reasonable Alternative	++	++	+	0	++	+	-	+/-	--	0	0	0	-	-		
725	n/a	Castle Gateway	Reasonable Alternative	+	++	+	0	++	+	-	++	-	0	I	-	?	-	+	-
726	n/a	Wheatlands	Reasonable Alternative	++	+	-	0	++	+	-	--	--	0	0	0	0	-		

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737	n/a	Stockhill Field	Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	-	-
738	n/a	Land on South side of Intake Lane, Dunnington	Reasonable Alternative	+	++	--	0	+	+	-	--	0	0	0	--	-	-
742	E16	Upper Poppleton Garden Centre	Employment Allocation	+	+	-	0	++	+	-	++	0	0	0	0	0	0
744	n/a	Bull Balks	Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	-	-
748	n/a	Adjacent Stamford Bridge Road Dunnington	Reasonable Alternative	+	++	+	0	+	+	0	+/-	0	0	0	0	-	-
749	n/a	North of Riverside Gardens	Reasonable Alternative	+	++	+	0	+	+	--	--	--	0	0	0	-	-
757	n/a	Haxby Hall EPH	Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	0	-
758	n/a	Broad Highway Wheldrake	Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	0	-	-
763	n/a	Land West of Upper Poppleton	Reasonable Alternative	++	++	+	0	+	+	0	+/-	--	0	0	0	-	-
764	n/a	Poppleton South	Reasonable Alternative	++	+	-	0	++	+	0	--	--	0	0	--	-	-
773	n/a	Land North of Skelton Village	Reasonable Alternative	++	++	-	0	+	+	0	--	--	0	0	--	0	--
775	n/a	East of Station Road, Poppleton	Reasonable Alternative	+	+	-	0	++	0	0	+/-	0	0	0	0	-	-
779	n/a	South of Boroughbridge Road	Reasonable Alternative	++	+	+	0	++	+	0	--	--	0	0	0	-	-

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780	n/a	Site South of Knapton Openspace	Reasonable Alternative	++	+	--	0	+	+	0	--	0	0	0	0	-	--
786	n/a	London Bridge Site 1B	Reasonable Alternative	++	+	+	0	+	+	--	--	0	0	0	--	-	-
789	n/a	Land to the West of Becksid Elvington	Reasonable Alternative	++	++	+	0	+	+	0	+/-	0	0	0	0	-	-
791	n/a	East and West of Askham lane Acomb	Reasonable Alternative	+	+	+	0	+	+	-	--	0	0	0	0	-	-
792	n/a	Land off Askham Lane	Reasonable Alternative	+	+	+	0	+	+	-	--	0	0	0	0	0	-
799	n/a	Designer Outlet	Reasonable Alternative	0	+	--	0	++	0	-	++	0	0	0	-	0	0
800	n/a	Safeguarded Land SF7 Land South of Designer Outlet	Reasonable Alternative	++	+	--	0	+	+	-	--	0	0	0	--	-	--
802	n/a	Land at Elvington Village	Reasonable Alternative	++	++	+	0	+	+	--	+/-	--	0	0	--	-	-
804	n/a	Water Lane Caravan Park, Clifton, York	Reasonable Alternative	+	++	+	0	+	+	--	++	0	0	0	0	0	0
806	n/a	Osbalwick Caravan Site, Outgang Lane, Osbalwick	Reasonable Alternative	+	+	-	0	+	+		++	0	0	0	0	-	0
809	n/a	Wilberforce Home	Reasonable Alternative	+	+	+	0	++	+		++	0	0	0	0	-	-
810	n/a	East of Earswick	Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	0	0	-	-
811	n/a	Dunnington Extention	Reasonable Alternative	++	++	--	0	+	+		--	--	0	0	0	-	-

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814	n/a	North of Haxby	Reasonable Alternative	++	++	-	0	+	+		--	--	0	0	0	-	-
819	n/a	Acres Farm, Naburn	Reasonable Alternative	0	+	--	0	+	0	-	--	0	0	0	--	0	-
820	n/a	Between Poppleton and A1237	Reasonable Alternative	+	++	-	0	++	0		+/-	0	0	0	0	-	--
821	n/a	Whinthorpe New Settlement	Reasonable Alternative	++	+	+	0	+	+	--	--	--	0	0	--	-	+
822	n/a	North of Clifton Moor	Reasonable Alternative	++	+	-	0	+	+	-	++	--	0	0	0	-	--
823	ST9	Land North of Haxby	Strategic Housing Allocation	++	++	+	0	+	+		--	--	0	0	0	-	-
824	n/a	Terry's Chocolate Factory	Reasonable Alternative	++	++	++	0	++	+	-	++	--	0	0	0	-	-
826	n/a	Companthorpe (safeguarded)	Reasonable Alternative	++	++	-	0	+	+	-	--	0	0	0	0	-	-
827	n/a	Water Tower, Dunnington	Reasonable Alternative	+	++	+	0	+	+		--	--	0	0	0	-	-
828	H56	Land at Hull Road	Housing Allocation	+	++	++	0	++	+		+/-	0	0	0	0	-	0
829	n/a	Hungate	Reasonable Alternative	+	++	+	0	++	0	-	++	-	0	I	--	-	+
832	H6	RO the square Tadcaster Road	Housing Allocation	0	+	+	0	++	0		-	0	0	0	0	-	-
840	n/a	South of the Designer Outlet, West of the A19	Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	0	--	-	-
845	n/a	Land to the South of Greystones	Reasonable Alternative	+	+	+	0	+	+	-	--	--	0	0	-	-	--

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5
		Court															
846	n/a	North of Haxby PO submitted boundary (amending 690)	Reasonable Alternative	++	++	+	0	+	+		--	--	0	0	0	-	-
847	n/a	Safeguarded Land North of Grimston Bar SF13	Reasonable Alternative	++	+	+	0	++	+	-	--	0	0	0	0	-	--
848	ST14	Land to the West of Wigginton Road	Strategic Housing Allocation	++	+	-	0		+		--	--	0	0	0	-	-
849	ST8	North of Monks Cross	Strategic Housing Allocation	++	++	-	0	++	+		--	--	0	0	0	0	-
850	ST7	East of Metcalfe Lane	Strategic Housing Allocation	++	+	-	0	+	+		+/-	--	0	0	--	-	-
851	ST15	Land to the West of Elvington lane	Strategic Housing Allocation	++	--	--	0		+	-	+/-	--	0	0	--	-	-
853	H3	Revised Burnholme School	Housing Allocation	+	++	+	0	+	+		+/-	0	0	0	0	0	0
854	n/a	Revised Lowfields School	Reasonable Alternative	++	++	++	0	+	+		+/-	0	0	0	0	0	0
855	ST33	Station Yard, Wheldrake	Strategic Housing Allocation	++	++	-	0		+		+/-	0	0	0	0	0	-
856	n/a	Amalgamated sites south of Tadcaster Road	Reasonable Alternative	++	++	-	0	+	+	--	--	-	0	0	0	-	-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5
859	n/a	FSC Proposed Housing Allocation North of Escrick	Reasonable Alternative	++	-	--	0		+		--	--	0	0	0	-	-
861	n/a	The Retreat South	Reasonable Alternative	++	++	++	0	++	+	-	+/-	0	0		0	-	-
862	n/a	The Retreat North	Reasonable Alternative	++	++	++	0	++	+	-	++	0	0		0	--	-
867	n/a	The Derwent Arms Osbaldwick	Reasonable Alternative	+	++	++	0	++	+		+/-	--	0	0	--	-	--
872	n/a	ST12 alternative boundary	Reasonable Alternative	++	++	-	0	+	+		--	0	0	0	0	0	-
874	n/a	Riverside Gardens Elvington	Reasonable Alternative	++	++	+	0	+	+	--	+/-	--	0	0	--	-	-
875	n/a	Land beyond Riverside Gardens	Reasonable Alternative	++	++	+	0	+	+	--	--	--	0	0	--	-	--
877	n/a	ST15 alternative	Reasonable Alternative	++	--	-	0		+	-	+/-	--	0	0	--	-	--
878	n/a	Land at Victoria Farm Close Ruffoth	Reasonable Alternative	+	+	-	0	+	+		+/-	0	0	0	0	0	0
879	n/a	Land off Maythorpe Ruffoth	Reasonable Alternative	+	+	+	0		+	-	--	-	0	0	0	0	0
880	n/a	ST10 Alternative Boundary	Reasonable Alternative	++	++	++	0	+	+	--	--	-	0	0	0	-	--
881	n/a	Land to the North of Escrick with additional Biodiversity Area	Reasonable Alternative	++	-	--	0	+	+		--	--	0	0	0	-	-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5
885	n/a	Minster Equine Veterinary Clinic	Reasonable Alternative	+	+	-	0	++	+		++	0	0	0	0	0	0
886	n/a	South of Wyevale garden Centre	Reasonable Alternative	++	+	-	0	++	+	-	--	0	0	0	0	0	-
887	n/a	Land East of Northfield Lane	Reasonable Alternative	++	+	-	0	++	+	-	+/-	--	0	0	0	0	-
888	n/a	Land North of Langwith Lakes	Reasonable Alternative	++	--	--	0		+	-	+/-	--	0	0	--	-	-
890	n/a	Luigis	Reasonable Alternative	+	+	-	0	++	0		++	0	0	0	0	-	0
891	n/a	Galtres Garden Village	Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	0	0	-	--
899	n/a	York Road Dunnington Reduced Boundary	Reasonable Alternative	+	+	+	0	+	+		--	0	0	0	0	-	-
901	n/a	Land between The Village and the railway line Strensall	Reasonable Alternative	+	++	-	0	+	+	-	+/-	--	0	0	0	-	--
903	n/a	British Sugar PSC Alternative Boundary	Reasonable Alternative	+	++	-	0	+	+	-	++	0	0	0	0	0	0
905	n/a	ST8 Alternative boundary	Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	0	-	-
906	ST5	York Central	Strategic Housing/Employment Allocation	++	++	++	0	++	+	--	++	--	0	--	--	-	0
908	n/a	Extended Land to the Rear of Rufforth Primary	Reasonable Alternative	+	+	+	0	+	+		--	0	0	0	0	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5
910	ST2	Former Civil Service Sports Ground	Strategic Housing Allocation	++	+	+	0	+	+		+/-	0	0	0	0	-	0
911	n/a	ST7 Alternative	Reasonable Alternative	++	+	-	0	+	+		+/-	--	0	0	-	-	-
913	n/a	ST8 Alt with nature reserve to east and sports to west	Reasonable Alternative	++	++	+	0	++	+		--	--	0	0	0	-	--
914	n/a	ST8 Alt with Land to North and nature Reserve to east	Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	0	-	--
915	n/a	ST14 Alt Option 1 1350 Homes	Reasonable Alternative	++	+	-	0		+		--	--	0	0	0	0	-
916	n/a	ST14 Alt Option 2 1725 Homes	Reasonable Alternative	++	+	-	0		+		--	--	0	0	0	-	-
918	n/a	Queen Elizabeth Barracks Strensall Area 2	Reasonable Alternative	0	+	+	0		0	-	+/-	0	0	0	-	0	0
919	n/a	Queen Elizabeth Barracks Strensall Area 3	Reasonable Alternative	0	+	+	0		0	--	+/-	0	0	0	-	0	0
922	n/a	Extended Galtres Village	Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	0	0	-	--
923	n/a	Phase 1 Land East of Station Road South of Railway Poppleton	Reasonable Alternative	+	+	-	0	++	+		+/-	0	0	0	0	-	--
924	n/a	ST15 Langwith and Elvington Airfield PSC Submission	Reasonable Alternative	++	--	--	0		+	-	+/-	--	0	0	--	-	--

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5		
926	n/a	Land to north of North Lane, Wheldrake	Reasonable Alternative	+	++	-	0	+	+		--	--	0	0	0	0	--		
927	ST16 b	Land to the South of Terrys	Strategic Housing Allocation	+	++	+	0	+	+	-	++	-	0	0	0	+	-	+	-
929	ST32	Hungate	Strategic Housing Allocation	++	++	+	0	++	+	-	++	-	0	I	--	?	-	?	-
930	H31	Revised Eastfield Lane Dunnington	Housing Allocation	+	++	-	0	+	+		--	--	0	0	0	0	0		
931	ST17 a	Former Almond and Cream blocks ST17a	Strategic Housing Allocation	++	+	++	0	++	+		++	-	0	0	0	+	-	+	-
932	ST17 b	Nestle South ST17b	Strategic Housing Allocation	++	+	++	0	++	+		++	0	0	I	0	+	-	+	-
933	n/a	ST7 Alt boundary	Reasonable Alternative	++	++	++	0	++	+	-	--	--	0	0	--	-	-		
934	ST35	Queen Elizabeth Barracks Strensall (Red Line 1)	Strategic Housing Allocation	++	+	-	0	+	+	--	+/-	--	0	0	-	+	-	+	-
935	n/a	Queen Elizabeth Barracks Strensall Red Line 2	Reasonable Alternative	+	+	+	0	+	+	--	+/-	0	0	0	-	0	-		
936	H59	Queen Elizabeth Barracks Strensall Red Line 3	Housing Allocation	+	+	+	0	I	+	--	+/-	0	0	0	-	0	-		
937	n/a	Main Imphal Barracks 1	Reasonable Alternative	++	+	++	0	++	+	-	+/-	0	0	--	0	-	--		

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO1 4	SAO1 5		
938	H58	Clifton Without Primary School	Housing Allocation	+	++	++	0	++	+		++	0	0	0	0	-	0		
939	n/a	Imphal Red Line Yellow fill 2	Reasonable Alternative	+	++	+	0	++	+	-	+/-	0	0	-	0	-	-		
944	n/a	ST12 alternative boundary	Reasonable Alternative	++	++	-	0	+	+		--	0	0	0	0	0	0		
945	n/a	Willow House EPH PSC boundary	Reasonable Alternative	0	+	-	0	++	0	-	+/-	0	0	-	0	-	0		
946	H52	Willow House EPH Post PSC	Housing Allocation	+	+	-	0	++	+	-	+/-	0	0	-	0	-	0		
947	n/a	Land at Cherry Lane	Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	0	0	-	-		
949	n/a	Land West of Wigginton Road Post PSC Officer Proposal	Reasonable Alternative	++	+	-	0		+		--	--	0	0	0	-	-		
950	n/a	Land West of Elvington Lane Post PSC Officer Proposal	Reasonable Alternative	++	--	--	0		+	-	+/-	--	0	0	--	-	--		
951	ST36	Imphal Barracks, Fulford Road	Strategic Housing Allocation	++	+	+	0	++	+	-	+/-	0	0	--	0	?	-	?	-
953	n/a	Poppleton Garden Centre Expanded	Reasonable Alternative	++	+	-	0	++	+	-	++	0	0	0	0	0	0		

**Table H.2 General Employment Reasonable Alternatives**

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SAO 2	SAO 3	SA0 4	SAO 5 / SAO 6	SAO 7	SA0 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO14	SAO15
35	ST4	East of Grimston Bar	Strategic Housing Allocation	0	+	+	++	++	+	0	--	0	0	0	0	-	-
37	n/a	Ford Garage Jockey Lane	Reasonable Alternative	0	+	-	++	++	+	0	++	0	0	0	0	0	0
45	n/a	Grain Stores	Reasonable Alternative	0	++	++	0	+	+	0	++	0	0	0	0	0	0
64	H55	Land at Layerthorpe and James St	Housing Allocation	0	++	++	+	++	0	0	++	0	0	I	-	0	0
91	n/a	Land south of Hackness Road	Reasonable Alternative	0	+	-	++	++	+	0	--	--	0	0	0	-	-
97	n/a	South of Airfield Business Park	Reasonable Alternative	0	--	-	++	--	+	-	--	--	0	0	0	-	0
160	n/a	Land at Grimston Bar	Reasonable Alternative	0	+	-	++	+	+	0	--	0	0	0	0	-	--
161	n/a	Land at Murton Lane Industrial Estate	Reasonable Alternative	0	+	-	++	+	+	0	--	0	0	0	0	-	-
163	n/a	Hudson House	Reasonable Alternative	0	+	++	++	++	+	-	++	--	0	-	0	-	0
169	n/a	New Lane	Reasonable Alternative	0	++	++	++	++	+	-	--	-	0	0	-	-	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5 / SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA01 2	SA01 3	SA014	SA015
185	n/a	Land to the South of Tadcaster Road	Reasonable Alternative	0	++	+	++	+	+	--	--	-	0	0	0	-	-
246	ST37	Whitehall Grange	Strategic Employment Allocation	0	++	++	++	+	+	0	--	--	0	0	0	0	--
293	n/a	York Central	Reasonable Alternative	0	++	++	++	++	+	--	++	--	0	--	--	-	0
305	n/a	Amalgomated sites South of Haxby	Reasonable Alternative	0	+	+	++	+	+	-	--	--	0	0	-	-	-
307	n/a	Amalgomated sites at James Street	Reasonable Alternative	0	++	++	0	++	0	0	++	0	0	1	--	0	0
311	n/a	Amalgomated Sites South of Heslington	Reasonable Alternative	0	++	++	++	+	+	-	--	--	0	0	--	--	--
317	n/a	Amalgomated Sites North of Moor Lane Woodthorpe	Reasonable Alternative	0	+	+	++	+	+	0	--	0	0	0	0	-	-
320	n/a	Amalgomated Sites at New Lane Huntington	Reasonable Alternative	0	++	++	++	++	+	-	--	0	0	0	-	-	-
485	n/a	Nestle South	Reasonable Alternative	0	+	++	++	++	+	0	++	-	0	1	0	-	+

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SA0 2	SA0 3	SA0 4	SA0 5 / SA0 6	SA0 7	SA0 8	SA0 9	SA1 0	SA1 1	SA01 2	SA01 3	SA014	SA015
565	n/a	Land at the Mews, Strensall	Reasonable Alternative	0	+	++	++		+	--	--	0	0	0	0	0	0
577	n/a	South of Great North Way, York Business Park	Reasonable Alternative	0	+	++	++	++	+	-	--	0	0	0	0	0	0
599	n/a	Wheldrake Industrial Estate	Reasonable Alternative	0	-	-	++		+	0	--	0	0	0	0	0	0
600	E8	Wheldrake Industrial Estate	Employment Allocation	0	-	-	+		+	0	--	0	0	0	0	-	0
601	n/a	Elvington Park	Reasonable Alternative	0	++	+	++		+	-	--	--	0	0	0	-	0
602	E9	Elvington Industrial Estate	Employment Allocation	0	++	++	++		+	0	--	-	0	0	0	0	0
603	n/a	Land at Airfield Business Park, Elvington	Reasonable Alternative	0	--	-	+		0	0	+/-	0	0	0	0	0	0
604	n/a	Land to west of Elvington Airfield Business Park	Reasonable Alternative	0	--	-	++		+	-	+/-	-	0	0	0	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SAO 2	SAO 3	SA0 4	SAO 5 / SA0 6	SA0 7	SA0 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO14	SAO15
605	n/a	Site E, Airfield Industrial Estate, Elvington	Reasonable Alternative	0	--	-	++		+	0	+/-	0	0	0	0	0	0
634	n/a	Cement Works, Monks Cross	Reasonable Alternative	0	+	-	++	++	+	0	++	0	0	0	0	-	0
638	n/a	New Lane Monks Cross	Reasonable Alternative	0	++	++	++	++	+	-	+/-	-	0	0	0	-	-
639	E11	Annamine Nurseries	Employment Allocation	0	+	++	++	++	+	0	++	0	0	0	0	0	0
666	n/a	Coppergate 2	Reasonable Alternative	0	++	++	++	++	+	-	+/-	--	0	--	--	--	+
685	n/a	End of Great North Way, York Business park	Reasonable Alternative	0	+	+	++	+	+	0	+/-	0	0	0	0	0	0
686	n/a	Site to south in York Business park	Reasonable Alternative	0	+	++	+	+	0	0	--	0	0	0	0	0	0
689	n/a	Amalgamated Land around Northminster Business park	Reasonable Alternative	0	+	-	++	++	+	0	--	--	0	0	0	-	--
694	n/a	Amalgamated sites adj Designer Outlet	Reasonable Alternative	0	+	-	++	++	+	-	--	0	0		--	0	--
706	E10	Chessingham Park, Dunnington	Employment Allocation	0	++	++	+		0	--	--	0	0	0	0	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SAO 2	SAO 3	SA0 4	SAO 5 / SA0 6	SA0 7	SA0 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO14	SAO15		
724	n/a	Amalgamated sites North Monks Cross Inc Cement Works	Reasonable Alternative	0	++	-	++	++	+	-	+/-	--	0	0	0	-	-		
725	ST20	Castle Gateway	Opportunity Area	0	++	++	++	++	+	-	++	-	0	1	-	-	?	+	-
742	E16	Upper Poppleton Garden Centre	Employment Allocation	0	+	-	++	++	+	-	++	0	0	0	0	0	0		
795	n/a	Greenacres	Reasonable Alternative	0	--	-	++	+	+	0	--	0	0	0	0	0	-		
799	n/a	Designer Outlet	Reasonable Alternative	0	+	-	0	++	+	-	++	0	0	0	-	0	0		
800	n/a	Safeguarded Land SF7 Land South of Designer Outlet	Reasonable Alternative	0	+	-	++	++	+	-	--	0	0	0	--	-	--		
816	n/a	Heslington East University Campus and new extension	Reasonable Alternative	0	+	+	++	++	+	0	+/-	--	0	0	--	-	--		
824	n/a	Terry's Chocolate Factory	Reasonable Alternative	0	++	++	++	++	+	-	++	--	0	0	0	-	-		
829	n/a	Hungate	Reasonable Alternative	0	++	++	+	++	0	-	++	-	0	1	--	-	0		

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SAO 2	SAO 3	SA0 4	SAO 5 / SA0 6	SA0 7	SA0 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO14	SAO15
840	n/a	South of the Designer Outlet, West of the A19	Reasonable Alternative	0	+	-	++	++	+	-	--	--	0	0	--	0	--
847	n/a	Safeguarded Land North of Grimston Bar SF13 Officer agreed boundary (amending 181)	Reasonable Alternative	0	+	-	++	++	+	-	--	0	0	0	0	-	--
852	ST27	University Expansion	Strategic Employment Allocation	0	+	-	++	+	+	0	--	-	0	0	0	-	-
857	ST19	Northminster Business Park	Strategic Employment Allocation	0	+	-	++	++	+	0	+/-	--	0	0	0	-	-
864	n/a	Extention to Elvington Industrial Estate	Reasonable Alternative	0	++	+	++		+	0	--	0	0	0	0	-	0
873	n/a	Land to the East of Designer Outlet	Reasonable Alternative	0	+	-	++	++	+	-	--	0	0		--	0	--
885	n/a	Minster Equine Veterinary Clinic	Reasonable Alternative	0	+	-	++	++	+	0	++	0	0	0	0	-	0
890	n/a	Luigis	Reasonable Alternative	0	+	-	+	++	0	0	++	0	0	0	0	-	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA0 1	SAO 2	SAO 3	SA0 4	SAO 5 / SA0 6	SA0 7	SA0 8	SAO 9	SA1 0	SA1 1	SAO1 2	SAO1 3	SAO14	SAO15		
899	n/a	York Road Dunnington Reduced Boundary	Reasonable Alternative	0	+	++	++	+	+	0	--	0	0	0	0	-	-		
904	n/a	University Expansion (ST27) Alternative	Reasonable Alternative	0	+	-	++	+	+	0	--	-	0	0	0	-	--		
906	ST5	York Central	Strategic Housing/Employment Allocation	0	++	++	++	++	+	--	++	--	0	--	--	-	?	+	-
907	n/a	Land North of Northminster	Reasonable Alternative	0	+	-	++	++	+	0	--	0	0	0	0	-	-		
925	E18	Towthorpe Lines	Employment Allocation	0	+	-	++		+	--	++	0	0	0	0	0	--		
940	n/a	Remaining Land at Bull Commercial Centre	Reasonable Alternative	0	+	-	++		+	0	+/-	--	0	0	--	-	-		
952	n/a	Land North of Northminster Business Park	Reasonable Alternative	0	+	-	++	++	+	0	--	0	0	0	0	0	-		
953	n/a	Poppleton Garden Centre expanded site	Reasonable Alternative	0	+	-	++	++	+	-	++	0	0	0	0	0	0		
954	n/a	University Of York Post PSC Officer Proposal	Reasonable Alternative	0	+	+	++	+	+	0	--	-	0	0	--	-	--		

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA01	SA02	SA03	SA04	SA05 / SA06	SA07	SA08	SA09	SA10	SA11	SA012	SA013	SA014	SA015
948	ST26	South of Airfield Business Park	Strategic Employment Allocation	0	--	-	++	--	+	-	+/-	0	0	0	0	-	-

**Table H.3 Travelling Showpeople Reasonable Alternatives**

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA01	SA02	SA03	SA04	SA05 / SA06	SA07	SA08	SA09	SA10	SA11	SA012	SA013	SA014	SA015
22	TS1	The Stables Elvington	Travelling Showpeople Allocation	+	--	--	0		0	0	++	--	0	0	0	0	-

**Table H.4 Student Housing Reasonable Alternatives**

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Pre-Publication Draft	SA01	SA02	SA03	SA04	SA05 / SA06	SA07	SA08	SA09	SA10	SA11	SA012	SA013	SA014	SA015
137	SH1	Land at Heworth Croft	Student Housing Allocation	+	++	++	0	++	+	-	+/-	--	0		--	-	-



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# Appendix I

## Appraisal of Strategic Sites

### Part 1 – Allocated Strategic Sites

<b>ST1: BRITISH SUGAR / FORMER MANOR SCHOOL .....</b>	<b>2</b>
<b>ST2: FORMER CIVIL SERVICE SPORTS GROUND.....</b>	<b>15</b>
<b>ST4: EAST OF GRIMSTON BAR .....</b>	<b>24</b>
<b>ST5: YORK CENTRAL .....</b>	<b>36</b>
<b>ST7: EAST OF METCALFE LANE .....</b>	<b>49</b>
<b>ST8: NORTH OF MONKS CROSS .....</b>	<b>66</b>
<b>ST9: LAND NORTH OF HAXBY .....</b>	<b>83</b>
<b>ST14: LAND TO THE WEST OF WIGGINTON ROAD .....</b>	<b>94</b>
<b>ST15: LAND TO THE WEST OF ELVINGTON ROAD .....</b>	<b>110</b>
<b>ST16: FORMER TERRY’S CHOCOLATE FACTORY EXTENSION SITES .....</b>	<b>130</b>
<b>ST17: NESTLÉ SOUTH .....</b>	<b>144</b>
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NB: Sites with extant planning permission have not been (re)appraised in this Appendix unless there are potential changes which may be relevant. It is assumed that planning permission dealt with issues through the planning process.

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The proposed development of the British Sugar site is forecast to provide 1140 dwellings overall with 805 dwelling in the plan period. This representing 6.3% of the total requirement over the plan period. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to mixed needs. 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. This number of dwellings, in line with the proposed Affordable Housing Policy (H10) within the Local Plan, should provide around 230 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. A local centre/neighbourhood parade is planned on this site to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. The development currently has access to amenity greenspace (inside and outside of the boundary), allotments to the southern end (200m) and sports pitches to the northern end (200m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>The boundary of the site incorporates the former Manor school and its associated open space as well as a former sports ground. Both of these uses should be re-provisioned as applicable within the masterplan. It is envisaged that the net provision of open space overall will increase to meet the needs of the new population although there is some uncertainty at this stage of the types to be brought forward. It is likely that in the</p>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>lifestyle though access to leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="background-color: #90EE90; text-align: center;">Positive</p>	<p>short-term there may be a negative effect whilst the development is under construction and until alternative provision is brought forward.</p> <p>This development should support walking and cycling within the site given its suburban location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p> <p>There are existing doctors and dentists in the vicinity of the site and it is anticipated that this development would support additional provision to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The site is currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. A noise survey would also be required to help determine the suitability of end uses to minimise nuisance to new residents. This is a former factory site which needs to be appropriately remediated for any contamination issues connected with its former use to ensure no adverse impacts on the health of residents. Preliminary works to identify contamination and noise issues have been undertaken and a strategy for remediation is currently under preparation.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of open space and site construction..</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></li> <li><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of open space will be subject to masterplanning.</i></li> </ul>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local 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 (200m), although capacity at the school would need to be established.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. The scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Manor school would have the ability to expand adequately to take on new students arising from development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></li> </ul>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic</li> </ul>	<p style="text-align: center;">+</p>	<p><b>Likely Significant Effects</b></p> <p>This is a former British Sugar factory, which ceased operations in 2007. The factory buildings since then have been demolished and the site has remained vacant. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre/neighbourhood parade 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. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent to Millfield Lane Industrial Estate and York Business Park. This suburban site should also benefit from frequent bus routes into the city centre along the A59/Boroughbridge road to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision</p>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>growth;</p> <ul style="list-style-type: none"> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>		<p>of housing.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities 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 the existing facilities and to ensure access from houses on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<div style="display: flex; align-items: center;"> <div style="background-color: green; width: 15px; height: 15px; margin-right: 5px;"></div> <span style="font-size: 12px; margin-right: 5px;">+</span> </div> <div style="display: flex; align-items: center;"> <div style="background-color: yellow; width: 15px; height: 15px; margin-right: 5px;"></div> <span style="font-size: 12px; margin-right: 5px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. This site has existing access to a bus route of every 20 minutes and a high frequency park and ride service which both transport directly into the city centre. The site is also within 5 minutes cycle of the train station. Further sustainable transport links to existing and new pedestrian and cycle networks would need to be established on the site to help promote alternative modes of travel. The potential for the site to link with existing and other new development as well as rail links directly to the railway station is also being investigated. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. 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. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. The Transport Implications Paper (2013) shows that the ring-road to the west of the city has capacity issues and that works would need to be undertaken to alleviate this in relation to new development. Junction improvements have taken place at the A59/ring-road junction for the new park and ride facility but further work may need to be undertaken to establish the extent of impact from this development. The existing high frequency bus routes may help to alleviate some impacts given that they run directly to the city centre but it would be important that sustainable routes for travel are established prior to the site's completion to ensure sustainable travel patterns are established by residents from the outset and to avoid reliance on the car.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> </ul>
7. To minimise greenhouse gases	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions</li> </ul>	<div style="display: flex; align-items: center;"> <div style="background-color: green; width: 15px; height: 15px; margin-right: 5px;"></div> <span style="font-size: 12px; margin-right: 5px;">+</span> </div> <div style="display: flex; align-items: center;"> <div style="background-color: yellow; width: 15px; height: 15px; margin-right: 5px;"></div> <span style="font-size: 12px; margin-right: 5px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and</p>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
that cause climate change and deliver a managed response to its effects.	<p>from all sources;</p> <ul style="list-style-type: none"> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>		<p>construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature</li> </ul>	- -	<p><b>Likely Significant Effects</b></p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>This site is not in close proximity to nationally/internationally designated nature conservation sites. However, the site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of <i>aculeate hymenoptera</i> (Bees and wasps). This site may be temporarily impacted through the construction of the site in the short-term and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. Mitigation measures are likely to include significant buffering to ensure the integrity</p>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
connected natural environment.	<p>conservation sites (SINCs);</p> <ul style="list-style-type: none"> <li>• Create new areas or site of bio-diversity / geodiversity value;</li> <li>• Improve connectivity of green infrastructure and the natural environment;</li> <li>• Provide opportunities for people to access the natural environment.</li> </ul>	<div style="background-color: red; width: 100%; height: 100%;"></div> <div style="background-color: lightgreen; width: 100%; height: 100%;"></div>	<p>of the site and to limit further disturbance from residents as well as phasing development around the site to correspond to the lifecycle of these species.</p> <p>The site will be required to include on-site provision of open space and provide an opportunity for connecting with adjacent green infrastructure. In order to ensure that the value of the land in terms of biodiversity is improved, different types of space should be provided to enable connectivity between existing and new green infrastructure. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>On balance, a cautionary approach needs to be taken with this site and whilst there is the potential to have a direct long-term positive effect, it is subject to the appropriate buffering of the site. It has therefore been assessed as having positive and significant negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>In order to ensure that disturbance to the wasps and bees is minimised, the phasing of development should take into consideration the life-cycle of the species;</i></li> <li>• <i>In order to maintain the integrity of the SINC, appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>Biodiversity will improve from the current baseline.</i></li> <li>• <i>The biodiversity value of brownfield land is less than that of greenfield sites.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>• Re-use previously developed land;</li> <li>• Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>• Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>• Protect or enhance allotments;</li> </ul>	<div style="background-color: green; width: 100%; height: 100%; text-align: center; color: white; font-weight: bold; font-size: 24px;">++</div>	<p><b>Likely Significant Effects</b></p> <p>This is a 40 ha brownfield site with a former industrial processing history. The site has been cleared and is now vacant for re-use.</p> <p>Preliminary studies have identified contamination issues on the site in line with its former use. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. A strategy for remediation is currently under preparation.</p> <p>In the long-term this should have a significant positive impact on this land improving the site as part of the development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></li> </ul>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>		<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

# ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> <li>• Reduce all emissions to air from current activities;</li> <li>• Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>• Support the development of city wide low emission infrastructure;</li> <li>• Improve air quality in AQMAs and prevent new designations;</li> <li>• Avoid locating development where it could negatively impact on air quality;</li> <li>• Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>• Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for West of the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore likely to be required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>• Reduce risk of flooding;</li> <li>• Ensure development location and design does not negatively impact on</li> </ul>	<p>o</p>	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques</p>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	flood risk; <ul style="list-style-type: none"> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>		for the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site. The site has been assessed as having a neutral effect against this objective. <b>Mitigation</b> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #90EE90; width: 20px; height: 20px; margin-right: 5px;"></div> <span style="font-size: 24px; margin-right: 5px;">+</span> <div style="background-color: #FFD700; width: 20px; height: 20px; margin-right: 5px;"></div> <span style="font-size: 24px; margin-right: 5px;">-</span> </div>	<b>Likely Significant Effects</b> The site does not contain any historic assets or listed buildings. An archaeological desktop survey has been undertaken for the site and 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 Heritage Impact Assessment (2014) has identified issues in relation to 5 of the 6 principal characteristics identified in the Heritage Topic Paper (2014), including, compactness, landmark monuments, architectural character, archaeological complexity and landscape and setting. Principally, it has been identified that there are local views into and out of the site towards Acomb, Clifton Ings and the River Ouse. Views towards the Minster, a landmark monument, are likely and would need to be carefully considered through any masterplanning of the development to ensure no negative impacts are experienced through being obscured. Similarly, masterplanning needs to consider how the development interacts with the existing residential areas to ensure the identity of the distinct former factory site is not lost. Positively, it is acknowledged that the development of a former industrial site on the edge of York which is visible from a number of locations, would provide an opportunity for enhancement of the architectural character of York. This is also subject to high quality design ensuring that appropriate scale and quality design / craftsmanship is used. 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 although careful consideration will need to be taken in relation to the views into, out of, across and towards the site. On balance, this has been identified to have potentially positive and negative impacts on the historic environment. The impacts identified will be better understood through masterplanning. <b>Mitigation</b> <ul style="list-style-type: none"> <li><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></li> <li><i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></li> </ul>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></li> </ul>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The site is now vacant and therefore, during the construction phase there may be temporary impacts in relation to visual amenity. In the medium to long term this will depend upon design and masterplanning of the site.</p> <p>The Heritage Impact Assessment (2014) has identified views into and out-of the site, specifically across the city towards the Minster and Clifton Ings. Development may therefore have negative effects where these views are obscured. The HIA has also identified that the former factory site has a strong identity and that this may be lost through merging with the existing residential areas. The impact on the city from development will be predominantly dependent upon ensuring that these considerations are incorporated into the design of the site. The site also includes a SINC. This could contribute to the overall landscape design of the development, particularly in relation to green infrastructure provision.</p> <p>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. There is also an opportunity to incorporate views through the site to enhance the setting. 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 in the long-term</p> <p>It would be recommended that alongside the masterplanning process, a landscape strategy is developed to understand how the development will impact on the existing city as well as develop character on the former factory site.</p> <p>On balance, there is potential for the site to have mixed positive and negative impacts on this objective although it is acknowledged that this will be subject to consideration of the landscape character and high quality design during masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>A former industrial site can be enhanced through re-development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>

## ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<b>Summary</b>			
<p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and local services. Objective 9 (land use) was also identified as a significant positive effect due to the reuse of a previously developed brownfield site. Objective 8 was assessed as having the potential for a significant negative and minor positive effect.</p> <p>Objective 4 (jobs) was recorded as a minor positive effect due to the generation of construction jobs and longer term employment on the new development. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was determined for objective 2 (health) due to the access to open space and promotion of outdoor activities in addition to the temporary disturbance and disruption during construction. Objective 3 (education and training) was identified as a mixed minor positive and negative effect due to the enhancement of construction skills and potential longer term training opportunities through the new facilities on site, and the educational requirements which are anticipated to exceed the capacity of existing schools. A mixed minor effect was also recorded for objective 6 (transport) as a result of public good transport links and the potential for exacerbated congestion on the ring road, objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences, and objective. Mixed minor positive and negative effects were also identified for objectives 14 (cultural heritage) and 15 (landscape) as a result of the impacts on local identify, views and potential archaeology on site, in addition to enhancement of the architectural character of York.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage systems.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.</p>			

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

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*	
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>This 10ha site off the A59 could provide around 290 dwellings which will make an important contribution to the overall housing stock of the City and dwelling mix. This site would allow for approximately 60 affordable homes in an area of need.</p> <p>There are some community facilities within the vicinity (nursery school and secondary school both with 200m) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is access to open space in the vicinity. Further open space will need to be provided on site commensurate with the anticipated population on site.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Phasing of development should include the provision of facilities to ensure the population is provided for.</li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> <li>The levels and type of community facilities that will be required</li> </ul>	
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality. Habitable rooms may need to be orientated away from the road but also the increase in traffic from the proposed development could have an impact on health through air quality on a localised level.</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. Whilst there is some access to existing open space</p>

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	and security for residents; <ul style="list-style-type: none"> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		<p>(including Natural and Semi- Natural Open space, Amenity Space, Outdoor Sports Provision and Allotments), any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and openspace are developed and assessments concluded and mitigation measures implemented.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly.</li> <li>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</li> <li>Open space and sports provision will be included in the development</li> <li>There will be a cycle path that links to the current network.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of open space will be subject to masterplanning.</li> <li>Impact, if any of land contamination from the petrol station.</li> <li>If healthcare facilities would need to be included as part of any development.</li> <li>Impact of noise on the development</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The site is adjacent to a secondary school and a nursery school, although the capacity of these and the nearest primary school is not known at this stage. At around 290 dwellings, the development could generate significant additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market</p>

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	available to all.		<p>forces. There could also be a minor positive effect in relation to job creation from the provision of other new facilities and retail.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. The site is in reasonable proximity to the City Centre, providing opportunities for sustainable travel for workers and shoppers. This has been assessed as a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</li> </ul>
5. Help deliver equality and	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>Based upon the current affordable housing policy, the site would need to provide a significant proportion of affordable dwellings of mixed</p>

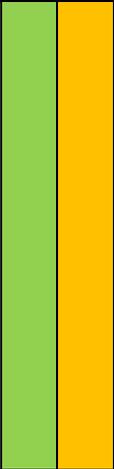
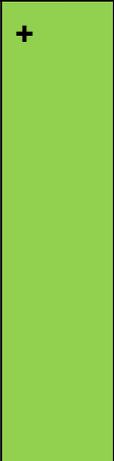
## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
access to all.	exclusion across the city; <ul style="list-style-type: none"> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>		tenure on site. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing. There is good access to York via bus routes, cyclepaths, roads and railways. Overall this has been assessed as having a significant positive effect on equality and access. <b>Mitigation</b> <ul style="list-style-type: none"> <li>n/a</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>Local service provision (existing and potential) will meet needs of new residents.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>The facilities and services provided will be subject to masterplanning and occupation following development.</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	++	<b>Likely Significant Effects</b> Whilst the development is adjacent to the A59 and could contribute to congestion in the area, particularly at peak times. However, the proximity of the site to the City Centre and the provision of bus routes (including those operating from the Poppleton P&R), a railway station and cycle paths offers opportunities for sustainable travel for new residents. Overall, the effects are assessed as being significant positive provided that the most is made of these opportunities. <b>Mitigation</b> <ul style="list-style-type: none"> <li>A transport assessment and travel plan would be required for the development.</li> <li>Sustainable transport links to existing pedestrian and cycle routes should be included.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>n/a</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>The behaviour of future occupiers and their travel needs.</li> </ul>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero</li> </ul>	+ -	<b>Likely Significant Effects</b> A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage. Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes. The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	carbon technologies; <ul style="list-style-type: none"> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>		be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.  A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.  <b>Mitigation</b> <ul style="list-style-type: none"> <li>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>The scale of inclusion of renewable energy sources in the development is uncertain.</li> </ul>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<b>Likely Significant Effects</b> The site is mixed greenfield and brownfield with a past use as a sports ground. Whilst it is in principle part of the City's green infrastructure network, it is not accessible to the public. Development could enhance its character, providing access and biodiversity areas for residents.  <b>Mitigation</b> <ul style="list-style-type: none"> <li>Incorporation of accessible biodiversity elements into the masterplan.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>n/a</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The site is part greenfield and part brownfield reflecting its previous use as a sports ground. As such a minor positive effect is predicted, using the opportunity to re-use of land which has fallen out of productive use.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p>

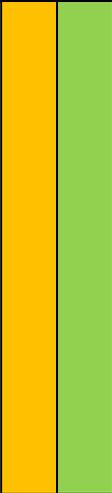
## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</li> <li>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and remediation phases is uncertain.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission</li> </ul>	- +	<p><b>Likely Significant Effects</b></p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel,</p>

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>technologies and fuels);</p> <ul style="list-style-type: none"> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p>particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>Overall, the effects of the development are assessed as having positive and negative effects, reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and significant opportunities for sustainable transport use.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>An air quality assessment would be required for the development.</li> <li>Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that the development will adhere to air quality policies in the Local Plan.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</li> </ul>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<p><b>O</b></p>	<p><b>Likely Significant Effects</b></p> <p>The development is located in an area identified as being at very low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a Greenfield site, run off must not exceed existing rates on site.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that surface water management features will be incorporated into the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Development of this site will contribute to a change in the overall character of this area of the City by advancing the urban area westward. The Heritage Impact Assessment for the City concludes that there could be minor negative effects associated with architectural character, archaeology and landscape and setting of the City. The Minster and other landmarks may be visible from the highest point in the site. Masterplanning and detailed planning consent would need to pay heed to these issues to secure the best development fit for the site, although landscape and setting impacts could not be mitigated.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Archaeological assessment and evaluation will be required.</li> <li>Further setting, architectural and craftsmanship analysis and mitigation would be required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The quality of proposed architecture and craftsmanship for the residences is uncertain.</li> </ul>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A59. Its development will reduce the sense of openness between the ring road and the current built extent of the City along Boroughbridge Road. However, this is an urban fringe landscape, and given the past use of the site and opportunities for high quality design along the frontage to the A59, an overall neutral effect is likely.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Further landscape assessment and mitigating measures are required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p><b>Summary</b></p> <p>The effect on objective 1 is a significant positive as the 290 dwellings will make a significant contribution to meeting the city's housing needs. Similarly objective 5 is a significant positive because of the provision of affordable housing. This site has also been assessed as having a significant positive effect on objective 6 because of its proximity to the City Centre, provision of bus routes (including those operating from the Poppleton P&amp;R), a railway station and cycle paths.</p>			

## ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Objectives 8 and 9 are both minor positives because whilst the site is mixed greenfield and brownfield and in principle a part of the City's green infrastructure network, it is not accessible to the public and the sports ground is not of major ecological significance. Development could enhance its character, providing access and biodiversity areas for residents. Objective 4 is a minor positive because construction will create jobs in the short/ medium term and increased housing provision close to the city centre will be of benefit to workers who commute by public transport/walking / cycling.</p> <p>Objectives 10 and 11 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that the volume of waste generated will decrease or that water quality will improve during construction or later occupation. Redevelopment will extend the urban area of the city westwards and may therefore impact the architectural and landscape setting of the city, so the effect on objective 14 is a minor negative.</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 12 has been assessed as both minor positive and minor negative as development will likely increase congestion both during construction and occupation however the site has good soft transport links so this impact may be limited depending on resident behaviour. Objective 2 is minor positive and minor negative because the site has good walking/ cycling links but there are some concerns around air and noise pollution. Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision.</p> <p>Given that the site is at very low risk of flooding the effect on objective 13 is unclear / of no significance. Objective 15 has also been assessed as no clear effect because the site is already an urban fringe so with high quality design redevelopment is unlikely to disrupt the natural or built landscape.</p>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The proposed development is forecast to deliver 211 new houses which would contribute towards meeting the needs of the population by significantly increasing the housing stock in an area of known need. Based upon the proposed affordable housing policy (H10), the site would need to provide 30% affordable dwellings of mixed tenure on site. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the scale of the development, it is not expected that new facilities will be included in the development. New facilities are currently under development within proximity of the site.</p> <p>Due to the significant delivery of new homes, this has been assessed as a significant positive effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Include provision of new community facilities and services in the development if possible.</li> <li>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>It is uncertain whether the development will deliver additional new facilities.</li> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There are no adjacent residential areas that may experience short term disturbance during development, as the site is bounded by a road and the Grimston Bar Park and Ride. Fields are present to the south of the site, and the University campus further south is assumed to be too far from the development area to be affected by noise.</p> <p>In the longer term, the A1079 and the Park and Ride have the potential to cause noise disturbance for residents on the completed development, with potential impacts on health. A noise assessment has been carried out and mitigating measures recommended.</p> <p>The site is also at risk of land contamination from a nearby petrol filling stations and a former landfill site, which could have resulted in contaminants migrating to the development area. Further intrusive investigations have been recommended as a result of an initial contaminated land desk study. As a result, further investigation and potential remediation work would be necessary.</p> <p>The developer has indicated that a woodland trail and children's play area would be included in the development, along with new pedestrian and cycle routes. This would support residents to take up a healthier lifestyle through the promotion of outdoor activities. The site also has good access to open space.</p> <p>There are no existing healthcare facilities located within 800m of the development. However, new facilities are under development in close proximity adjacent to the site.</p> <p>Overall this has been assessed as having a mixed minor positive and negative effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The recommendations of the noise survey should be implemented.</li> <li>Further contaminated land assessment should be performed and any necessary remediation completed.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that any land contamination would be remediated prior to development.</li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-around;"> <span style="background-color: #90EE90; width: 15px; height: 15px;"></span> <span style="background-color: #FFD700; width: 15px; height: 15px;"></span> </div>	<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of open space included in the development will be subject to masterplanning.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<div style="display: flex; justify-content: space-around;"> <span style="background-color: #90EE90; width: 15px; height: 15px; text-align: center;">+</span> <span style="background-color: #FFD700; width: 15px; height: 15px; text-align: center;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>Part of the site has access to a primary school within 800m. There are no nurseries or secondary schools within this distance from the development. The capacity of the nearby schools to accept additional students would need to be determined. Part of the University of York campus is also located within 400m of the development, which could provide higher educational opportunities for students living on the development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> <li>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>The University of York campus located close to the development means that the development has the potential to support the local workforce and benefit the local economy.</p> <p>The proximity of the University campus means that there are already frequent bus services within 400m of the development, in addition to the nearby Park and Ride which also offers frequent bus services into York city centre. This would help promote a flexible workforce and support low carbon commuting.</p> <p>This has been assessed as a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> <li><i>It is uncertain whether local facilities will be included in the development.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The development would contribute to the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>A local parade of shops with a range of facilities is located within 400m of the development, however accessibility is reduced by the presence of the dual carriageway. Road safety measures would need to be included to ensure safe access across the road. New facilities on the same side of the road to the development are under construction.</p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses on site, although this has the potential to impact on existing local facilities. Consideration would need to be given to the scale of retail in context of the overall development.</p> <p>Overall this has been assessed as a minor positive effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Road safety measures would be necessary to ensure safe passage across the dual carriageway to local shops.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Assumed that existing local services have the capacity to expand for new residents.</i></li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>Assumed that affordable housing would be incorporated into the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>It is uncertain whether the development will deliver additional new facilities.</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The site has a variety of sustainable transport options available for residents. Frequent and non-frequent bus routes are accessible within 400m of the development, and the nearby Grimston Bar Park and Ride also offers a high frequency bus service to the city centre. Cycle routes are present adjacent to the site.</p> <p>The developer has indicated that cycle and pedestrian routes would be included in the development site. Connections must be made from the new pedestrian and cycle routes to the bus services and existing cycle routes.</p> <p>The development would also have good highway access for vehicles. While there would be some additional vehicle journeys generated by the development, the scale of new homes and the available sustainable transport options means that a notable effect is not anticipated.</p> <p>Overall this has been assessed as a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The Field Lane roundabout barrier to cycling and walking must be addressed.</li> <li>Connections to existing cycle routes and sustainable transport facilities should be provided.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that uptake of sustainable transport would be sufficient to avoid notable congestion in the area due to the scale of the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of congestion as result of this development as a result of its occupation.</li> <li>The behaviour of future occupiers and their travel needs.</li> </ul>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and</li> </ul>	+   -	<p><b>Likely Significant Effects</b></p> <p>An increase in greenhouse gas emissions is expected during the construction stage due to an increase in HGV movements, energy consumption and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional vehicle trips made by occupants of the new development would also contribute to greenhouse gas emissions in the longer term.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and</p>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>building materials that manage the future risks and consequences of climate change;</p> <ul style="list-style-type: none"> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="text-align: center;">-</p>	<p>construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of inclusion of renewable energy sources in the development is uncertain</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of biodiversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p> <p>The site is an area of agricultural greenfield land, with hedgerows mature trees, and an area of land which appears to have been unmanaged for several years. A habitat survey has been performed, which identified the key areas of ecological interest as the hedgerows, mature trees with potential for bats and the opportunities for breeding birds in arable fields and hedgerows. The survey also identified that records of protected species such as great crested newt, water vole and certain moth species had been identified for the area.</p> <p>There is a mature landscape behind the development area which should be maintained and enhanced to promote ecological connectivity.</p> <p>There are no nationally or locally designated sites within or adjacent to the development. However the loss of greenfield land is expected to have an overall detrimental effect on biodiversity and the connectivity of green infrastructure.</p> <p>This has been assessed as having a minor negative effect against his objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The habitat survey recommended that a breeding bird survey and an assessment of mature trees for the presence of bats are carried out.</i></li> <li><i>Hedgerows and mature trees should be retained and enhanced where possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	---	<p><b>Likely Significant Effects</b></p> <p>The site is a greenfield area of classified Grade 1, 3a and 3b agricultural land. Development would result in the loss of the best and most versatile land, and would not result in the reuse of previously developed land.</p> <p>There is the potential for land contamination to be present on site due to a petrol filling station located north of the site and a former landfill site on the location of the Park and Ride to the east. These could have resulted in contamination (including hydrocarbons and landfill leachate) migrating to the development area. A contaminated land desk study has been performed, which recommended further ground investigation on site. Remediation may be required as a result of further assessment.</p> <p>An assessment of ground conditions and any necessary remediation would be required in advance of development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Further ground investigations for land quality are required including any identified remedial work.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that any identified land contamination would be remediated prior to development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>It is uncertain whether contamination is present on site.</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no identified water bodies on or adjacent to the development area. The development is not located in a groundwater Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty</p>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i></li> <li><i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary and no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>The site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term. There are existing local facilities within a short distance from the development, and new facilities being developed, access to which would not require vehicle use.</p> <p>Accessible public transport and good cycle links means that the development should promote sustainable transport to minimise car use in the longer term, however there is some potential for additional vehicle flows contributing to a reduction in local air quality.</p> <p>There may be new exposures to areas of poor air quality from Hull Road as a result of the development, so an air quality assessment should be performed. This should also consider the potential impact from the University of York boiler stacks.</p> <p>Overall a mixed minor positive and negative effect is anticipated due to the increase in construction emissions, in addition to the expected uptake of sustainable transport to reduce car journeys.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Inclusion of low emission technologies such as electric vehicle recharging infrastructure would promote improvements in air quality.</i></li> <li><i>An air quality assessment would be required for the development.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Assumed that the development will adhere to air quality policies in the Local Plan.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></li> </ul>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<p style="text-align: center;">0</p>	<p><b>Likely Significant Effects</b></p> <p>The development is located in an area identified as being at very low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with policy FR2. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha. Outflow from groundwater and/or land drainage will also not be permitted to enter public sewers.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i></li> <li><i>A flood risk assessment will be required in line with policy FR1.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that surface water management features will be incorporated into the development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>This site creates a small buffer between the newly expanded University of York campus to the south of the development and the more modern areas of development to the north and west. This helps to maintain the university, Badger Hill Estate and housing to the north of Hull Road as distinct identifiable areas. The removal of this buffer would mean the loss of a clear boundary between distinct areas.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas, which has the potential to impact upon views of the historic York Minster.</p> <p>High rise buildings in this area may have a negative impact on existing architectural character due to the small scale buildings which exist in the vicinity and the raised topography of the development site. Inappropriate scale or low quality architecture/craftsmanship has the potential for a detrimental effect on the architectural legacy of York in general.</p> <p>An archaeological assessment has been performed for the site. There is the potential for notable archaeological deposits to exist on the development area. The favourable topography in this area means it was attractive for settlement and land use in the past. The site sits within a landscape of known prehistoric and Roman activity. Field systems associated with this settlement are known to exist on part of this site. There is also the potential for the remains of a Roman road to be present on site.</p> <p>Investigations ahead of the recently constructed Heslington East Campus immediately south of this site revealed evidence of prehistoric-Romano-British occupation and activity. Extensive evidence for agricultural settlement, from the Iron Age and Roman periods was also found. The latter included high status buildings incorporating under-floor hypocaust heating systems. A small quantity of Anglian pottery, metal and bone objects suggests some activity of this date in the area, although the nature of this is unclear. Given the presence of multi-period remains to the south of the site, it is possible that further remains may be encountered on the development site.</p> <p>Due to the limited development on this site, there is high potential for archaeological remains to have survived.</p> <p>Overall this has been assessed as having a minor negative effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Further archaeological analysis and mitigation measures are required.</i></li> <li><i>Further information is required on the proposed architectural design of the development.</i></li> </ul>

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>The design should enhance elements of the strong urban form characteristic.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The quality of proposed architecture and craftsmanship for the residences is uncertain.</li> <li>The scale of archaeological remains on site is uncertain.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is highly visible due to its topography. The development may therefore have an impact on the 360 degree views from Kimberlow Hill towards the historic core and The Minster, and outwards across the rural landscape of the Wolds and the Vale. The current rural view of the hill would become an urban view if development took place. Housing on the site would also be clearly visible from the surrounding lower land to the north and from Hull Road, with a resulting impact on views.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas. Tall buildings and poor layout of any new development may impact upon existing views from the hillside.</p> <p>This has been assessed as a minor negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Further landscape assessment and view analysis are required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p><b>Summary</b></p> <p>Significant positive effects have been recorded against objective 1 (housing) due to the provision of a significant number of new housing, and against objective 6 (transport) as a result of the sustainable transport options available from the site. A significant negative effect was recorded against objective 9 (land use) due to the loss of greenfield land and potential for ground contamination.</p> <p>A minor positive effect was recorded against objective 4 (jobs) as a result of the generation of short term construction jobs and a flexible workforce with access to employment opportunities. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and good access to local facilities.</p> <p>Objective 8 (biodiversity) was recorded as a minor negative effect on biodiversity due to the loss of greenfield land which would have supported a range of species. A minor negative effect was also recorded against objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as minor negative effects due to the potential impacts on local boundaries, architectural character, archaeological remains and views of and from the site.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of outdoor leisure opportunities and potential long term noise disturbance, as well as objective 3 (education and training) due to the proximity to nearby primary schools and the University of York campus, but lack of secondary facilities. Mixed minor positive and negative effects were also recorded against</p>			

## ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>objective 7 (climate change) due to the potential for renewable energy generation and the increase in greenhouse gas emissions, and objective 12 (air quality) due to potential effects from increased construction traffic and the potential uptake of sustainable travel modes for journeys.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, the presence of land contamination on site, and the scale of archaeological remains.</p>			

### Key

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

## ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>This site is forecast to provide 1500 dwellings overall with 1250 within the plan period. This represents roughly 6.9% of the total requirement over the plan period. This is a major development on the edge of the city centre and will provide a new edge of city centre community. It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H9), this site should provide around 82 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Locating residential development in this location however would provide dwellings in close proximity to a range of services and facilities within the city centre, the majority of which would all be within 400-800m.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective as well as a potential neutral effect should residential development not be delivered in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to openspace / multi-functional openspace;</li> <li>Promotes a healthier lifestyle</li> </ul>	+   -	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>York Central is an area of opportunity on the edge of the city centre. It has access to a number of healthcare facilities within proximity as well as city centre openspace such as Museum Gardens (400m). It is also highly accessible and would support walking and cycling given its location. It would connect well to any existing routes within the vicinity to create sustainable routes to existing facilities. Interconnected cycle and pedestrian networks exist on the front of the station and could be taken through the site to maximise linkages.</p>

## ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<p>though access to leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="background-color: #90EE90; text-align: center;">+</p>	<p style="background-color: #FFD700; text-align: center;">-</p>	<p>The location of the site within the city centre may lead to some impact from noise arising from commercial and traffic uses. The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. The impact on human health from noise and vibration issues in connection with the railway and adjoining road will need to be considered. A balance would need to be made between uses on site to ensure that no adverse effects to well-being of residents or workers occurred.</p> <p>The site is within the City AQMA. Development in this location would need to ensure no adverse effects to air quality.</p> <p>This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Development would need to minimise effects on air quality and mitigate noise to avoid effects on people's health and well-being.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of openspace will be subject to masterplanning.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>			<p style="background-color: #00FF00; text-align: center;">+</p>

# ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of uses to be brought forward for development.</li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>This is a city centre site with support for mixed use regeneration. It is located adjacent to other retail and leisure functions within the city and would capitalise on existing linkages as well as extend the business function of the city centre. This site will include around 60,000sq.m of floorspace and is therefore projected to provide approximately 5000 jobs. This would not only provide jobs in the long-term but also support the vitality and viability of the city centre in the long-term.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training, dependent upon market forces.</p> <p>Residential development on site would support the housing of the local workforce within the city helping to support the overall economy. Having residential development within close vicinity of the city centre would also support its vitality and viability in the long-term. It is likely to support the existing leisure use on the site (The National Railway Museum) and may support enhanced cultural facilities.</p> <p>This site is therefore likely to have a significant positive short term direct effect and long-term indirect permanent effect on this objective through development as a mixed use site for residential and employment use.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type of uses on the site is yet to be determined.</li> <li>The number and type of jobs to be provided as well as their timescales is uncertain and will be dependent upon the works/occupation of the-site.</li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more</p>

## ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>		<p>deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall would require additional local facilities to be considered on site such as convenience and health facilities. Facilities within the city centre are easily accessible for the provision of larger scale convenience. 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 across the site which for the western end which is further than 800m for facilities.</p> <p>This is a highly accessible site within the city centre. There are frequent and non frequent bus routes which stop within the boundary of the site, particularly near the train station where the majority of buses pick-up and set down. In addition it is well connected to the city centre via pedestrian routes, which is likely to enable access for all.</p> <p>The impacts on this objective are largely dependent upon the uses on the site. Therefore there is also some uncertainty in relation to meeting this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Provision of end uses on the site and impacts relating to their scale.</i></li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>• Deliver transport infrastructure which supports</li> </ul>	<p><b>++</b></p>	<p><b>Likely Significant Effects</b></p> <p>The site is located adjacent to the city centre allowing access to a variety of transport modes which would be positive for both the residential and commercial uses. The site has access to both frequent and non-frequent routes going to a variety of destinations into and out of York, which could be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York. In addition the train station is within the area of opportunity, which means that, for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the</p>

# ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>sustainable travel options;</p> <ul style="list-style-type: none"> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>		<p>city centre making this a highly sustainable and accessible location.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available. Currently the primary access routes are uncertain. Consultation on 3 proposed accesses is to take place to confirm this approach.</p> <p>On balance, this site has been identified to have a significant positive impact on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of congestion as a result of this development and as a result of its occupation.</li> <li>The location of the primary access route into the site which will be decided following site specific consultation.</li> <li>The behaviour of future occupiers and their travel needs.</li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> </ul>	<p style="text-align: center;"><b>+</b></p>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is likely to not incur significant additional trips.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Adhere to the principles of the energy hierarchy.</li> </ul>		<p>site should also seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar technologies as well as district heating systems and medium potential for ground source heat pumps. Also, the Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Any residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</li> <li>Commercial building should use best practice standards.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of effects as a result of occupation is unknown.</li> </ul>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural</li> </ul>	O ?	<p><b>Likely Significant Effects</b></p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>This is a brownfield site in the city centre which is currently likely to have limited biodiversity assets on the area of hardstanding. However, the River Ouse borders the northern side of the opportunity area and is considered as a Regional Green Corridor. The Biodiversity Action Plan (2013) states that the river itself is a significant multifunctional corridor of value not only for wildlife but recreation as well, providing as it does a link between Selby and Harrogate back to its headwaters in the Pennines. It is though not just the river itself that is of significance but the extensive flood plain adjacent to it. The river itself is designated as a SINC and there are a number of meadows adjacent to it that are designated as SSSI and SINC. Any development would need to ensure this is sensitively included within any masterplanning for the site to enhance rather than adversely affect the river corridor. It is unlikely that the development of residential and commercial land uses within the body of the area of opportunity area would negatively affect biodiversity however.</p> <p>Further evidence would be required to more fully determine impacts on biodiversity and therefore this site is scored as both potentially neutral and uncertain.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	environment.		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>N/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>N/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.</li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p>+ ?</p> <p>+</p>	<p><b>Likely Significant Effects</b></p> <p>This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective.</p> <p>This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>This site is scored as significantly positive and with some uncertainty relating to ground conditions.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full ground conditions survey will be required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Ground conditions are unknown without further investigation.</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p>Given that the River Ouse is adjacent to this site and there are identified ecological issues connected with this, any future proposals would need to ensure that there are no adverse effects to the river resulting in a decline of water quality.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of</p>

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(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>• Promote reduction, re-use, recovery and recycling of waste;</li> <li>• Promote and increase resource efficiency.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul>

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(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	- +	<p><b>Likely Significant Effects</b></p> <p>The site is adjacent to both the City Centre AQMA and the Leeman Road AQMA wherein pollutants are known to exceed required levels. Development in this location would need to ensure no adverse effects to air quality through its redevelopment. Redevelopment of this site may have a positive outcome for this given that it has existing access to facilities and sustainable transport provision within a short-distance enabling people to use alternatives to car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of occupants in the long-term.</p> <p>Overall this site could have positive and negative impacts.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> <li><i>Provision of attractive alternatives to the car to travel short distances.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>

## ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>This site is predominantly flood risk zone 1 and 2 which is low flood risk although there is an element of higher flood risk closer to the river and at the northern end of the site. Given that this is a brownfield site, surface water runoff rates for developments in this zone should be 70% of existing site runoff. A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as negative given that the proposed development includes land within flood zone 2 and work is ongoing to identify drainage solutions.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The development of the site would require mitigation for surface water.</li> <li>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	- ?	<p><b>Likely Significant Effects</b></p> <p>This site is adjacent to significant designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include the Grade 2* railway station and Grade 2 Former North Eastern Railway Goods Station on Leeman Road. The site also lies outside of the historic core but partly within the central Area of Archaeological Importance (AAI).</p> <p>The Heritage Impact Assessment identifies development may cause harm to the settings of these heritage assets. Many of these buildings add value and character to the area and play a significant role in telling the story of York and Britain's rail network. Development should aim to protect the setting of the listed buildings within and bordering the area as just outside the site boundary are the scheduled City Walls and listed buildings on Holgate Road and Queen Street. Proposed development plans should also aim to sympathetically convert as many of the significant industrial buildings as possible for modern use; In particular those which have been nominated for inclusion on the Local List of Heritage Assets. There is an opportunity to better reveal the significance of this area and its history through the retention/use of these buildings. Local distinctiveness could be strengthened by reference to the site's railway heritage and by acknowledging the spaciousness and character of buildings at its SE end.</p> <p>Four key views of the Minster from/crossing this area were identified in (YCHCAA) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue). These are important for the setting of this landmark monument within the city. Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness. Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views. Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p>

## ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>The HIA also identified a number of key opportunities:</p> <ul style="list-style-type: none"> <li>• Opportunity to create new revealed views of the Minster and other key buildings through design and scale of new development.</li> <li>• There is an opportunity to potentially create new revealed views of the Minster and other key buildings such as the railway station through the strategic positioning of new buildings on the site.</li> <li>• Opportunity to create well designed mixed use area, reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre.</li> </ul> <p>Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.</p> <p>On balance there is potential for this site to have negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both minor negative and uncertain effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>N/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Further analysis is required to understand the specific views into/out of the site.</i></li> <li>• <i>Further understanding of the archaeology of the site need to be undertaken prior to regeneration.</i></li> <li>• <i>Types of uses and their scale/massing are currently unknown.</i></li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>			+

# ST5: York Central

(Site ref: 906)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>The HIA also identified that there are potential positives for this site to have positive effects for compactness by being located adjacent to the city centre. This would bring additional residential and commercial businesses to the fringe of the city centre.</p> <p>The Heritage Impact Assessment concludes that regeneration of this area has the potential to predominantly improve this former in landscape.</p> <p>On balance, there are likely to be both minor positive and negative effects through the regeneration of this character area, subject to design and masterplanning to understand issues with regards to views.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>
<p><b>Summary</b></p> <p>Significant positive effects have been identified against SA Objectives 1 (housing) due to the likely provision of new housing as part of the development and objective 3 (education and training) due to the expected generation of over 6,000 jobs and the associated long term opportunities for training in addition to shorter term enhancement of construction skills and objective 4 (jobs) as a result of the provision of short term and permanent jobs. Objective 6 (transport) was also recorded as a significant positive effect due to the available modes of sustainable transport which would support a reduction in car use, in addition to objective 9 (land use) as a result of the reuse of previously developed brownfield land. No significant negative effects have been identified.</p> <p>A minor positive effect has been determined against objective 5 (equality) as a result of the provision of affordable housing and the accessibility of existing and new facilities, objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development, and objective 13 (flooding) due to the low to moderate flood risk on site.</p> <p>Objective 2 (health) has been assessed as a mixed minor positive and negative effect due to access to open space and outdoor activities and potential noise issues from commercial uses, traffic and the adjacent railway. A mixed effect was also identified for objective 12 (air quality) due to the expected uptake of sustainable transport benefiting local air quality and the potential impacts on the nearby AQMA and objective 15 (landscape) due to the benefits for compactness and potential negative impacts on views of the Minster.</p> <p>A mixed minor negative and uncertain effect was recorded for objective 14 (cultural heritage) due to potential impacts on the setting of heritage assets and the uncertain presence of archaeological features or deposits. A mixed neutral and uncertain effect was recorded for objective 8 (biodiversity) due to the limited biodiversity anticipated on a brownfield site plus the uncertain effects on the nearby designated sites. In addition to the significant positive effect, an uncertain effect was also recorded against objective 9 (land use) due to the uncertainty relating to ground conditions as a result of known historic contamination.</p> <p>There are uncertainties over the number of houses to be included, the type of uses on the development, the number of jobs generated, the potential biodiversity impacts, ground conditions and the presence of archaeology.</p>			

**Key**

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

## ST7: East of Metcalfe Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The proposed development of the East of Metcalfe Lane site is forecast to provide 845 dwellings overall and 805 dwellings in the plan period. This represents approximately 4.4% 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 and respond to mixed needs. 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. In line with the Affordable Housing Policy (H10) within the Local Plan, this site will need to provide 30% affordable dwellings which should provide around 160 affordable units. This would make a positive contribution in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of part of the site, which would be positive in the short-term. However, given its size and stand alone nature, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Confirmation of this approach will be required through masterplanning.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i></li> <li><i>The need and capacity for a school will be based upon further discussion with CYC.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access limited access to designated openspace. Any development would require the inclusion of open space</p>

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	<p>people's health;</p> <ul style="list-style-type: none"> <li>• Improve access to open space / multi-functional open space;</li> <li>• Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>• Improves access to healthcare;</li> <li>• Provides or promotes safety and security for residents;</li> <li>• Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p> <p>There are existing doctors and dentists in the vicinity of the site and it is anticipated that this development should support additional provision within proximity. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:- a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants; a former railway line which runs across the southern area of the site and a number of industrial processes which are located off site to the south east. Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64. Preliminary noise assessments undertaken on behalf of the site promoters has identified that the dominant noise source is likely to be from distant road traffic on the A64 and to a more limited extent due to low volumes traffic on Stockton Lane and Murton Way. There is also some potential for noise impacts from activities on the industrial estate on Outgang Lane on those properties which will be built at the south eastern end of the site. The conclusions of this initial assessment is that there are unlikely to be any major noise issues in relation to this site. A full noise assessment will be required alongside ongoing masterplanning to minimise disturbance to residents.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts site construction.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Outcomes of contamination and noise assessments should be updated to in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i></li> <li>• <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p>

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				<ul style="list-style-type: none"> <li>An initial noise assessment has been undertaken by consultants on behalf of the site promoters.</li> <li>Understanding of open space and pedestrian/cycle route provision is taken from the emerging masterplan.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</li> <li>The level and type of open space will be subject to masterplanning.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary and secondary schools within the existing urban area which are over a 15 minute walk. Given the anticipated number of new households that this site would generate, additional school capacity is likely to be require accompanied by a sustainable travel plan to ensure safe access.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which could also be the source of local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially mixed positive and negative assessment. The negative effects concern the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities. Secondary provision also need to be established and planned in to the scheme if applicable.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> </ul>

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4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>• Help deliver conditions for business success and investment;</li> <li>• Deliver a flexible and relevant workforce for the future;</li> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The scale of the development will require additional facilities to be developed, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent to Osbaldwick industrial estate and in proximity of Monks Cross in the North and the University of York to the South.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The provision of housing may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development is also likely to require the development of facilities. Local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This should be designed into a masterplan. Existing facilities within proximity of the site may also benefit from the large residential development as their viability could be increased. Developing any facilities</p>

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	<ul style="list-style-type: none"> <li>Promote the safety and security for people and/or property.</li> </ul>		<p>in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m.</p> <p>Overall this site has been assessed as having a positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>N/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> <li>Capacity of existing schools.</li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of existing bus routes from the north and south of the site is being explored through preliminary transport planning, which would help to link any new development to the city centre. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>The Grimston Bar park and ride is also within 1km to the south of the site. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of routes are dependent upon masterplanning but there is potential for this site to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site should provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>Accessibility by car will be inevitable. Accessibility would focus the traffic generated by the development on main highway corridors, which may have localised adverse effects on congestion. Limited access to Bad Bargain Lane would be sought to leave this connecting route for public transport access.</p>

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				<p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective, the scale of which will depend upon masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> <li><i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The infrastructure required for the settlement would be viable</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as a result of this development and as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> <li><i>The phasing and timescales for the appropriate infrastructure provision.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to</p>

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	<p>design and building materials that manage the future risks and consequences of climate change;</p> <ul style="list-style-type: none"> <li>Adhere to the principles of the energy hierarchy.</li> </ul>			<p>contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and technologies and medium potential for ground source heat pumps. Also, the 2014 City of York Council Renewable Energy Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland interspersed hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. The nearest designated site is 200m to the south and is a Candidate SINC: 'Metcalfe Lane Meadows' which is 2.2ha of neutral grassland and pond. A full habitat assessment is required to ensure any other interest features on the site can be taken into account. T</p> <p>Green corridors also cross over the site. On the northern part of the site is District corridor:: Old Foss Beck, to the south District corridor: Osbaldwick Tang Hall Corridor and in the middle Local Corridor: Heworth Cycle Corridor. Green Corridors are a fundamental element of green</p>

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	<p>(SINCs);</p> <ul style="list-style-type: none"> <li>• Create new areas or site of bio-diversity / geodiversity value;</li> <li>• Improve connectivity of green infrastructure and the natural environment;</li> <li>• Provide opportunities for people to access the natural environment.</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>infrastructure as they form linkages between assets making green infrastructure a network as opposed to a collection of sites. This has the potential to improve the porosity of the urban area to wildlife and provide an attractive access network. There is an opportunity for the site to link into this to ensure biodiversity corridors can be maintained across the site.</p> <p>Initial ecological investigations on the site have identified the green corridor as an ecological asset within the site. In addition, this identified that two ponds to the south have recorded sightings of Great Crested Newts and five other ponds either within proximity all having potential to support Great Crested Newts. The initial appraisal suggests that there is also potential for bats, breeding birds, badgers, water vole and otters. Further habitat studies are required to establish the species on site to enable appropriate mitigation to be planned into ongoing masterplanning.</p> <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment.</p> <p>On balance, a cautionary approach needs to be taken with this site given that further work is required through ecological studies. Whilst there is the potential to have a direct long-term positive effect, it is subject to the appropriate buffering and mitigation on site. It has therefore been assessed as having positive and negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i></li> <li>• <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i></li> <li>• <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The results of ecological studies currently under preparation and their requirements for mitigation.</i></li> <li>• <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their</p>	<ul style="list-style-type: none"> <li>• Re-use previously developed land;</li> <li>• Prevent pollution</li> </ul>	<div style="background-color: #FF0000; width: 100%; height: 100%; text-align: center; color: white;"> <p>--</p> </div>	<p><b>Likely Significant Effects</b></p> <p>This is a greenfield site. It is predominantly grade 2b/3 agricultural land, which signifies it is high grade agricultural land. This would be a</p>

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quality.	<p>contaminating the land and remediate any existing contamination;</p> <ul style="list-style-type: none"> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>		<p>significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:-</p> <ul style="list-style-type: none"> <li>a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants;</li> <li>a former railway line which runs across to the south of the site and a number of industrial processes which are located off site to the south east (although changes to proposed boundaries site these further from the potential development site).</li> </ul> <p>Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A full ground conditions survey will be required.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The implementation and scale of allotments provision is currently uncertain.</i></li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p>

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			<p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>• Promote reduction, re-use, recovery and recycling of waste;</li> <li>• Promote and increase resource efficiency.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul>

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			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore likely to be required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Murton Way, Bad Bargain Lane and Stockton Lane. An additional source of potential air pollution is the Outgang Lane industrial estate which could generate dust or odours impacting on future residents. However the initial appraisal confirms that there are no major issues which will impede the delivery of the site.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i></li> </ul>

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	integrated transport network to minimise the use of the car.		<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	- 0	<p><b>Likely Significant Effects</b></p> <p>This development site is predominantly flood zone 1 but it does contain an areas of high flood risk to the northern end of the site (flood zone 3b and 3a). These areas follow and radiate from the Foss /Tang Hall Beck in the north. Development should be avoided in this location to minimise flood risk to prospective and existing residents who are in close proximity of the Beck. Any new development in this location would require appropriate mitigation to ensure that fluvial flood risk is not exacerbated.</p> <p>In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing run-off rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>Preliminary investigations by the site promoters has identified that the land drains to the northwards towards the Foss/Tang Hall Beck north of Bad Bargain Lane in the centre of the site and drains southwards towards Osbaldwick Beck to the South of this road with small scale drainage ditches running alongside field boundaries.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as negative given that there are areas of high flood risk and that flood risk management planning for the site is ongoing. A positive assessment has also been recorded given that much of the site is identified as being within flood zone 1 where much of the proposed built development should be directed towards.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> <li>• Areas of high flood risk should be avoided for development purposes.</li> <li>• Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• The development of the site would require mitigation for surface water.</li> <li>• Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>• Promote or enhance local culture;</li> <li>• Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>• Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	--	<p><b>Likely Significant Effects</b></p> <p>There are no designated heritage assets within the site but to the south is Osbaldwick Conservation Area. An appropriate green buffer would be required to avoid harm on the historic setting of this area.</p> <p>An archaeological desktop survey has been undertaken for the site and has revealed that onsite archaeology is likely to be present. Evidence of a Romano-British settlement is well known in the vicinity of Apple Tree Farm within is included within the middle of the site. Also, both Sugar Hill Farm at the north end of the site (shown on the first edition OS plan c.1852) and Cottage Farm may have potential for archaeological remains. Non designated landscape features exist across the site and outside of this boundary such as medieval ridge and furrow (in varying degrees of preservation) and medieval and post-medieval field boundaries. The ridge and furrow may also protect earlier landscape features lying beneath it. The HIA also recognises the historic value of the landscape and associated hedgerows. Further non-intrusive archaeological investigation such as geophysical survey should precede any excavation to assess the nature and significance of any archaeological deposits on site. This should be done as part of the emerging masterplanning process to ensure that any areas identified can be appropriately considered / mitigated within the design.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to predominantly compactness, archaeological complexity and landscape and setting. Whilst this site is standalone and located within the inner ring-road it would expand the perceived urban boundary outwards. This boundary, in comparison to alternatives, reduces the potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space given that it incorporates green space between the existing settlement edge and any new development. Masterplanning should ensure that this standalone settlement forms a clearly identifiable community.</p> <p>On balance it has been concluded that there is the potential for minor to significant negative effects against this objective subject to the implementation of mitigation..</p> <p><b>Mitigation</b></p>

## ST7: East of Metcalfe Lane

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> <li>Masterplanning needs to take consideration of the views on site to ensure that they are not obstructed through development. Further analysis is required.</li> <li>In defining the development, the strong identity of the site needs to be taken into consideration.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	-	--	<p><b>Likely Significant Effects</b></p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. It would also reduce the context of farmsteads and the contribution they make to the rural character and identity. In order to mitigate this, the site needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the southern and eastern boundaries. Green wedges should be retained to also help reinforce the pattern of greenspace filtering into the city centre as per the other Strays in York. In addition the existing green corridors should be retained in the development along the south Beck to provide a distinction between Tang Hall and Heworth.</p> <p>The HIA identifies that any development may obscure views towards the city and of landmarks such as the Minster. Development will also impact upon the vantage points for views out of York towards the rural areas and neighbouring villages. Local views of the rural landscape from existing housing e.g on Bramley Garth and Hill View will also be impacted upon by the new development. The development should ensure that views through the site are incorporated to maximise the key view towards the Minster. Similarly, green space should be used to reduce the impact of the development from the ring-road.</p> <p>key recommendations for mitigating effects on the landscape were set out in a Landscape Appraisal for an alternative site boundary. However, still relevant for this site boundary are the following:</p> <ul style="list-style-type: none"> <li>Create a new Green Belt edge to the sites eastern boundary contiguous with strong existing hedgerows at the western edge of large-scale fields at the line of Outgang Lane to define the eastern boundary.</li> <li>Retain field hedgerows to act as the core of green infrastructure and to create habitat linkages across the site, linking north and south,</li> </ul>

## ST7: East of Metcalfe Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 100%; background-color: yellow;"></div> <div style="width: 15px; height: 100%; background-color: red;"></div> </div>	<p>east and west.</p> <ul style="list-style-type: none"> <li>• Retain a broad swathe of land along the course of Old Foss Beck as open space, to act as an important open space, or planted with a range of habitat types.</li> <li>• Create linear open space network based on existing PROWs and valuable landscape features and focussed on retaining views of the Minster where available.</li> <li>• Create enhanced green edges particularly to southern and eastern boundaries with publically accessible open space, planting and lower density/massing/height to soften the proposed built form when seen in views towards the site, and to create a transition between suburban areas and the countryside.</li> <li>• Utilise links existing suburban areas where possible. Create linear linkages.</li> <li>• Create sustainable urban drainage scheme linked to Old Foss Beck and utilise as habitat creation areas.</li> <li>• Enhance existing hedgerows by interplanting where required and supplement planting to define green corridors and provide a sense of place.</li> <li>• Utilise larger plant stock in key areas to provide more immediate impact</li> <li>• Use native species including a proportion of evergreen plants.</li> </ul> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This site has been appraised as having a significant negative effect which could be reduced to minor subject to the implementation of mitigation and treatment of the landscape as set out above and in agreement with City of York Council..</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i></li> <li>• <i>Two principle green wedges should be designed into the scheme adjoining the southern boundary and to the north alongside the Foss Beck to help maintain the setting of Osbalwick Conservation area to the south and the identity of communities/the existing green corridor</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p><i>to the west/ north.</i></p> <ul style="list-style-type: none"> <li><i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i></li> <li><i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i></li> <li><i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i></li> <li><i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i></li> <li><i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i></li> <li><i>Mitigation and landscape principles would be agreed with City of York Council</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>

## ST7: East of Metcalfe Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p><b>Summary</b></p> <p>A significant positive effect was recorded against objective 1 (housing) due to the provision of a significant number of new dwellings and inclusion of new community facilities and objective 5 (equality) as a result of access to local services and the contribution towards affordable housing. A significant negative effect was identified for objective 9 (land use) due to proposed development on greenfield land and the risk of potential ground contamination. Objective 14 (cultural heritage) and 15 (landscape) were assessed as significant/minor negative effects due to the expected impacts on archaeology, loss of local identity, and vantage points with views towards and out of York</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due to the generation of construction jobs and longer term employment opportunities on the development. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the access to open space and outdoor leisure activities and the potential for short and long term noise impacts, and objective 3 (education and training) due to the opportunities for skills development during construction and longer term in addition to the lack of capacity of educational establishments. Objective 6 (transport) was also assessed as a mixed effect as a result of the availability of sustainable transport options plus the overall increase in car use and associated congestion, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. The same effects were also recorded against objective 8 (biodiversity) due to the expected improvements to green infrastructure and the presence of a SINC and protected species which may be negatively affected by the development. Objective 13 (flooding) is identified as minor negative/neutral due to the opportunities for sustainable drainage systems and raised flood risk at the edges of the site.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, provision of allotments, the level of congestion, the amount of waste generated and the scale of archaeology present on site.</p>			

**Key**

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

## ST8: North of Monks Cross

(Site ref: 849)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The proposed development of the North of Monks Cross Site is forecast to provide 968 dwellings overall and 875 within the plan period. This represents approximately 4.8% 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 and respond to 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. This number of dwellings, in line with the Affordable Housing Policy (H10) within the Local Plan, should provide around 260 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of part of the site such as a supermarket (400m) and primary school (800m), which would be positive in the short-term. The southern part of the site is also in close proximity to Monks Cross retail park which offers a variety of convenience shopping. Given its size however, further local facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. The provision of facilities will be further determined through masterplanning.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i></li> <li>• <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The need and capacity for a school with be based upon further discussion with CYC.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>• Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>• Improve access to open</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The development of this site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to a variety of open space within proximity of the site and built sports facilities (within 500m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population</p>

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	<p>space / multi-functional open space;</p> <ul style="list-style-type: none"> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="background-color: #90EE90; text-align: center;">Positive</p>	<p>anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The boundary is stepped away from Huntington allowing greenspace to the western edge which may be treated as openspace by both the existing and new community.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to open space to maximise accessibility and health benefits</p> <p>There are existing doctors and dentists within 400m of part of the site and it is anticipated that this development should support additional provision within a local centre to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64/A1237. Initial investigations undertaken on behalf of the site promoter have found that the major noise source affecting the site is road traffic, both from the A1237 York ring road, and also from the Monks Cross Link road. Some noise from the operation of the industrial units was also present at areas close to the boundary with the Monks Cross development, although this was at a much lower level than the noise due to road traffic at locations close to the roads. The assessment has shown that noise decreases westwards across the site. Using the noise assessments closest to the main sources of noise has identified that mitigation in relation to buildings standards may be necessary to ensure there is not an adverse impact on health.</p> <p>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 and in comparison to alternatives, may be reduced given that there is a break between the site boundary and Huntington.. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts from site construction.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Outcomes of contamination and noise assessments should be updated in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i></li> <li><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> <li><i>A variety of openspace will be required to meet the existing and new community's requirements.</i></li> </ul> <p><b>Assumptions</b></p>

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				<ul style="list-style-type: none"> <li>An initial noise assessment has been undertaken on behalf of the site promoter and remains valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</li> <li>The level and type of open space will be subject to masterplanning.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Educational provision will need to be in line with policies set out in the Local Plan. 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 and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary schools within around 400m and there is no secondary school within 800m with the nearest being Huntington School (1km). Given the anticipated number of new households that this site would generate, a new primary school/ additional secondary school capacity is likely to be required.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which may provide some local limited local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with some negative effects identified concerning the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Primary an secondary school provision also needs to be established</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> </ul>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and</p>	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and</li> </ul>	+		<p><b>Likely Significant Effects</b></p> <p>The scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term. Temporary jobs would also be generated through the</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
inclusive economy.	relevant workforce for the future; <ul style="list-style-type: none"> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy.</li> </ul>		construction of the site in the short to medium term and may generate opportunity for training in this industry.  The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent Monks Cross which has established industrial/commercial and retail opportunities.  This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.  <b>Mitigation</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>• <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>	++	<b>Likely Significant Effects</b>  The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.  The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% 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 is also likely to require a local centre offering convenience and health facilities. This local provision is important to enable access to essential facilities locally from across the site.. 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 the existing facilities and to ensure access from houses on the site which are further away, which are key considerations for masterplanning.  Overall this site has been assessed as having a significant positive impact on this objective in the long-term.

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. The site currently has varying access to frequent and non-frequent routes. The Monks Cross park and ride is also within 1.5km to the south of the site offering a frequent route direct to the city centre. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of additional routes are dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>Preliminary transport planning for the site identifies a potential diversion of an existing bus routes going through the site, including an extension to the park and ride. This approach is considered a feasible way to ensure that access ability across the whole site is good for all residents. In addition, a new network of cycle and pedestrian paths are planned into the design which connect with existing routes and provide new connections across the site to make it an attractive alternative to the car.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>Initial transport planning for cars has identified that access would predominantly be via two access points; one from Monks Cross Link (south western boundary) and the other from North Lane, an existing lane to the centre of Huntington. Both accesses would be in close proximity of the A1237 and A64 helping to focus the traffic generated by the development onto existing highway corridors. Localised effects may be experienced in relation to congestion and there is a risk of increased traffic flow in the Huntington area. Whilst the road will provide a distributor road for the development, it should be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed</p>

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A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>environment to discourage inappropriate use and maintain safety for residents.</p> <p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>It is likely that this site could have significant positive impacts due to it already be highly connected although there may be negative impacts on this objective, the scale of which will depend upon masterplanning and uptake of sustainable transport options.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> <li><i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The infrastructure required for the settlement would be viable</i></li> <li><i>The preliminary transport assessment has been undertaken on behalf of the site promoters with input from external bodies and remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as a result of this development and as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> <li><i>The phasing and timescales for the appropriate infrastructure provision.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>zero carbon technologies;</p> <ul style="list-style-type: none"> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="text-align: center;">-</p>	<p>measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV and technologies as well as medium potential for district heating, biomass and ground source heat pumps.</p> <p>Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. The scale of significance is reliant on implementation and masterplanning. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>On balance, this site is likely to have both positive long-term and potential minor negative short-term effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland comprising large fields interspersed with hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. However, the site is within 400m of 2 Candidate SINCS; one to the north and</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<p>one to the southwest. These areas would need to be considered sensitively in ongoing masterplanning to ensure that adverse effects are avoided.</p> <p>This area of York also has a number of ponds with known populations of Great Crested Newts. The populations of GNCs would be need to taken into consideration within any site design to ensure that the integrity of their environment can be maintained.</p> <p>A linear wildlife corridor has also been created surrounding the existing Monks cross development which would need to be maintained in relation to development. The boundary now allows for a potential green corridor on the western edge of the site between the existing urban edge and the any new development. In addition, Land to the east, not identified in the boundary of the site, is proposed for ecological enhancement, recreation and drainage mitigation. This would offer enhancement opportunities.</p> <p>In addition, initial ecology evidence gathered on behalf of the site promoter for an alternative boundary remains valid. This identified:</p> <ul style="list-style-type: none"> <li>Neutral grassland occupies approximately a large proportion of the site, the majority of which has at one point been subjected to some degree of agricultural improvement. Grassland in the site is nearly all species poor either through agricultural improvement or cessation of grazing leading to domination of coarse grasses.</li> <li>The site supports a strong network of low to moderately diverse hedgerows, eleven of which can be defined as 'Important' under the Hedgerows Regulations 1997.</li> <li>Due to the presence of many well connected ponds both on and surrounding the site, combined with the knowledge that great crested newt populations are present in the area, a survey was undertaken for GNCs. The results demonstrate that there is a small population of great crested newt present in two ponds on site with the discovery of eggs confirming that they are actively breeding. The immediate area contains good terrestrial habitat.</li> <li>The buildings are assessed as having either very limited or no bat roost potential. Many of the mature trees, however, have been found to support features with bat roost potential, such as cavities, split limbs and woodpecker holes. The vast majority of the site is considered to be of low importance to foraging bats. In addition the hedgerow network and mature trees represent a well-connected corridor through the site, which presents opportunities for localised foraging/commuting. Further survey revealed that Bat activity across the site was generally low, associated with common species and largely centred around a single farm track which runs off Garth Road. A small common pipistrelle roost was found within a tree located within a hedgerow in this location.</li> <li>A breeding bird survey carried out revealed that a total of 47 species were recorded during the breeding bird survey. Of these, none were listed on Schedule 1 of the Wildlife and Countryside Act 1981, thirteen were listed on the UK Biodiversity Action Plan and/or the UK Red List and a further eight were listed on the UK Amber List. Though not recorded during the Ornithological registration mapping a barn owl roost is found on site and barn owls are thought to have bred on site in owl boxes the past.</li> <li>The risk of reptiles occurring on site is considered to be very low and no further survey or precaution is deemed necessary in support of this.</li> <li>A small amount of suitable water vole habitat is present on site in the form of ponds and drainage ditches; however these are small in</li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>extent and isolated from each other by pasture and arable fields.</p> <ul style="list-style-type: none"> <li>Due to a lack of intensive management and structural complexity, some of the habitats on site, such as the rough grassland and ponds have the potential to support notable assemblages of invertebrates. Further survey work is ongoing to identify the invertebrate populations.</li> </ul> <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>This site has a number of species and landscape features which need to be carefully considered and mitigated through masterplanning. For this reason the site has scored a minor negative impacts but the scale of effects would be subject to implementation and successful mitigation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i></li> <li><i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></li> <li><i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i></li> <li><i>Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters and remains valid.</i></li> <li><i>Development will need to be implemented in accordance with a Natural England License to avoid any adverse impacts on potential GCN populations.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></li> <li><i>It is uncertain whether any mitigation measures will be required to minimise disturbance to bats or to enhance their habitat.</i></li> </ul>
9. Use land resources efficiently and	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> </ul>	- -	<p><b>Likely Significant Effects</b></p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
safeguard their quality.	<ul style="list-style-type: none"> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>		<p>loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. Further ground investigations should be undertaken to confirm this. As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A full ground conditions survey will be required.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The implementation and scale of allotments provision is currently uncertain.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Monks Cross Link and North Lane. Existing air quality monitoring in this area suggests that of nitrous gases and particulates are below levels which are at risk of being exceeded. Mitigation measures are suggested to include sustainable travel planning and education to minimise the amount of vehicles trips from the site. It is concluded that there is anticipated to be risks in relation to air quality but that further evaluation is needed following further transport modelling.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour.</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Initial work to appraise air quality has been undertaken by the site promoters remains valid. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</li> </ul>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<p><b>0</b></p>	<p><b>Likely Significant Effects</b></p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing runoff rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development. A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Initial flood risk and drainage assessment undertaken on behalf of the site promoter has identified</p> <ul style="list-style-type: none"> <li>East Huntington culvert, a 1500mm via culverted watercourse, crosses the site from west to east, ultimately connecting off site with Pigeon Cote Dike and Shaws Dike. The IDB have stated that a 9m easement would be required either side of this, subject to further survey;</li> <li>Ground conditions may not be suitable for infiltration SuDs. Further work is required to confirm ground conditions;</li> <li>SuDS opportunities include storage basins and swales to be within the land east of Monks Cross Link, with a restricted discharge to the Sow Dike watercourse system. Treatment trains to be incorporated into the SuDS systems.</li> </ul> <p>Provision of surface water attenuation and restriction to the equivalent greenfield runoff rates should mean that there are no adverse residual effects. Provision of surface water attenuation in above ground SuDS features will provide a beneficial residual effect in terms of the amenity and bio-diversity value of the area.</p> <p>The proposed development has been assessed as having a neutral effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the</li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>incorporation of SUDs.</i></p> <ul style="list-style-type: none"> <li><i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Initial flood risk and drainage assessment undertaken by the site developer remain valid.</i></li> <li><i>The development of the site would require mitigation for surface water.</i></li> <li><i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	<p>O -</p>	<p><b>Likely Significant Effects</b></p> <p>There are no designated heritage assets within the site but the HIA has identified a high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. It has also identified that there are a number of farmsteads within the site contributing to the agricultural character of the area dating to post 1852. Development of the site which removed the visible inherited historic grain would be detrimental to the area. The loss of the farm is also like to remove the remaining agricultural character from the area.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has low archaeological potential. Results of the geophysical survey did not reveal significant anomalies but did confirm medieval farming practices, although ridge and furrow earthworks, where they survive, are of low quality, being largely levelled through more recent ploughing. Further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to compactness and landscape and setting. Whilst this site is located within the inner ring-road to would expand the urban boundary outwards, which would increase the distance from the city centre to the edge of the urban area. Given that it is adjacent to the existing communities there is also potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space. However, it does identify that this size of site has the potential to create a new community within its own identity which is supported by the boundary allowing a potential green wedge between the existing settlement edge and any new development.</p> <p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In defining the development, the creation of strong identity of the site needs to be taken into consideration.</i></li> </ul>

## ST8: North of Monks Cross

(Site ref: 849)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>Ridge and furrow should be preserved where well preserved.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Archaeological assessment referenced has been undertaken on behalf of the site promoter and remains valid..</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>O -</p>	<p><b>Likely Significant Effects</b></p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. This area contributes to the rural setting of Huntington and York but is not designated within the historic character and setting study looking at the purposes of the Green Belt. It would also reduce the context of farmsteads and the contribution they make to the rural character and identity. The proposed area of development runs up to the ring road at its north-east corner with North Lane at the northern boundary. This may alter the rural character of North Lane which continues on the other side of the A1237. This impact however, may be reduced in comparison to alternative boundaries that continued on the north side of North Lane.</p> <p>In order to mitigate impacts, as much of the inherited landscape characteristics should be retained within any design proposal, e.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible. The site also needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the eastern and western boundaries.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters for an alternative boundary proposal but elements remain relevant to this appraisal.. The appraisal identified that the site can be seen from public highways including views across the site from Monks Cross Link and the existing residential development at Huntington. In addition, a strategic view towards the Minster is identified in from the middle of the site. North Lane is a rural lane with a greater sense of enclosure afforded by hedgerows and trees that line the road. In places, hedgerow trees obstruct views, but there are a number of views into the site where hedgerows have been maintained to a low height. Opportunities and landscape principles identified for the site should include:</p> <ul style="list-style-type: none"> <li>The retention / enhancement of existing features on the site including trees, hedgerows and evidence of historic ridge and furrow systems. Opportunities for other landscape features from the wider area to be incorporated into the proposed development include: existing</li> </ul>

## ST8: North of Monks Cross

(Site ref: 849)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>settlement patterns of linear villages with buildings set back behind wide grass verges and village greens, and, introduction of wetland to alleviate flood risk and provide additional habitats.</p> <ul style="list-style-type: none"> <li>Setting building lines back to allow for grass verges along the streets. Low scale development with a strong landscape structure would be sensitive to the surrounding village character, including Huntington Village conservation area.</li> <li>Retaining the view of the Minster from the centre of the site.</li> <li>The central woodland copse enclosing a pocket of mature grassland could be utilised as a natural asset, creating a strong landscape feature. This would provide a focal point for the community and a key part of the green infrastructure network.</li> <li>Retain the rural character of North Lane as a key arrival point into the village.</li> <li>Green infrastructure corridors to provide wildlife habitat and movement corridors and a transition from the urban area to the surrounding rural land. Introduce a network of green infrastructure to contribute to the sense of place as urban / rural fringe and provide a transition between the built up townscape and the rural areas.</li> <li>Reflect traditional field patterns in the masterplan layout where possible.</li> <li>Restore and enhance hedgerows where possible.</li> <li>Introduce wetland habitats to contribute to flood attenuation, landscape character and habitat value of agricultural fields.</li> <li>Provide pedestrian and cycle links, connecting to the surrounding network including a link to Monks Cross Retail Park and to Huntington village.</li> </ul> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This site has been appraised to have a minor negative or neutral impact depending on the implementation of mitigation and treatment of the landscape.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i></li> </ul>

# ST8: North of Monks Cross

(Site ref: 849)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</li> <li>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</li> <li>Views are identified and continued to be planned into ongoing masterplanning of the site.</li> <li>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers and remains valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>How the design responds to heritage issues is not likely to be known fully until the planning application stage.</li> <li>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</li> </ul>

**Summary**

A significant positive effect has been identified for objective 1 (housing) due to the provision of a significant number of new housing along with access to existing and new facilities. Objective 5 (equality) was also assessed as a significant positive effect as a result of the inclusion of affordable housing and good access to local services. A significant negative effect was recorded against objective 9 (land use) as a result of the loss of agricultural land.

A minor positive effect was determined against objective 4 (jobs) due to the provision of short term construction jobs and longer term opportunities in new community facilities. A minor negative effect was identified for objective 8 (biodiversity) due to potential impacts on adjacent SINCS and protected Great Crested newts, objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.

Objective 2 (health) was identified as a mixed minor positive and negative effect due to the promotion of outdoor activities such as walking and cycling and short and longer term noise disturbance at the site. Mixed minor effects were also recorded for objective 3 (education and training) due to the lack of capacity in existing schools for new students and the enhancement of skills through construction and permanent jobs, objective 6 (transport) due to good public transport and cycling links in addition to localised congestion, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences.

A mixed neutral and minor negative effect was recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the potential loss of identity, impacts on rural setting and low potential for archaeology.

There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.

A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.

<b>Key</b>	
<b>Symbol</b>	<b>Likely Effect on the SA Objective</b>

<b>++</b>	The policy is likely to have a significant positive effect	<b>?</b>	Uncertain or insufficient information on which to determine effect
<b>+</b>	The policy is likely to have a positive effect	<b>-</b>	The policy is likely to have a negative effect
<b>0</b>	No significant effect / no clear link	<b>--</b>	The policy is likely to have a significant negative effect

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<b>++</b>	<p><b>Likely Significant Effects</b></p> <p>Development of around 735 dwellings on 35ha is proposed. This represents approximately 4% of the total requirements over the plan period. This is significant development that has the potential to provide a new community and respond to mixed needs. 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. This number of dwellings in line with the Affordable Housing Policy (H10) should provide around 220 affordable dwelling units which would be positive in meeting the city's housing needs.</p> <p>The site lies immediately to the north of Haxby as is accessible to local services (within 800m) although the capacity of these is unknown and might have to be increased meet additional need. The scale of the proposed development is likely to require some service provision on site and require investment in additional capacity or new build facilities such as a primary school.</p> <p>The overall assessment is a significant positive effect due to the scale of housing provision.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>On-site provision of some services and contributions to off-site provision to ensure that services are not over-burdened.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effec +	Commentary*
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to openspace / multi-functional openspace;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>Haxby Ward has a significant under-provision for open space and formal recreation facilities. The development site presents an opportunity to reduce the openspace deficit and provide recreational space for existing residents. Development is likely to be required on- and off-site as part of new development to ensure this deficit does not get more acute.</p> <p>The site is largely productive farmland with relatively limited public access to the north of an existing village away from the main urban area. As such it does not contribute significantly to the City's Green Infrastructure network.</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities and green infrastructure.</p> <p>The development should support walking and cycling within the site and connect to any existing routes to create sustainable pathways to existing neighbourhoods/ facilities. This has potential to maximise green infrastructure connections and health benefits.</p> <p>There are existing healthcare facilities in Haxby within 400m of the site. More facilities are likely to be required due to the scale of development.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development .</p> <p>Overall a neutral effect is likely for this site, given the uncertainty over recreational provision.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Access to cycle and footpaths should be included in the development.</li> <li>A significant amount of open space should be provided to ensure the deficit of openspace reduces.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that existing areas of openspace are accessible from the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of openspace proposed in the development is uncertain.</li> <li>Potential contributions to off-site openspace to help address current deficiencies.</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>Development of the site will require educational provision, either in the form of expanded provision at existing schools or through provision of a new school. Currently the site partly has access to a primary and a nursery school although there are 2 more within 2km. There are no secondary school s/higher education facilities in the vicinity and capacity issues arising from additional student numbers would have to be examined in detail. Requirements regarding additional education provision would be subject to policies set out within the Local Plan requiring educational provision.</p>

# ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effic +	Commentary*
	<ul style="list-style-type: none"> <li>Provide good quality employment opportunities available to all.</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Primary and secondary provision needs to be established and phased appropriately.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that educational capacity will be resolved in conjunction with the Council..</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the development's completion and occupation.</li> </ul>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%; text-align: center; vertical-align: middle;">+</div>	<p><b>Likely Significant Effects</b></p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development.</p> <p>Employment opportunities are available to the south of the ring road (Clifton Moor Industrial Estate, Clifton Moor Retail Park, and Monks Cross Retail Park are located within 5km) and York City Centre (approximately 7km), with some opportunities for sustainable access to these by cycle and bus.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Enhancement of cycle routes and bus access to support access to employment opportunities to the south.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that no on-site businesses are proposed as part of the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</li> </ul>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%; text-align: center; vertical-align: middle;">+</div>	<p><b>Likely Significant Effects</b></p> <p>The development is expected to contribute the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation identified within the IMD (2015).</p> <p>Facilities in Haxby are in relatively close proximity to the proposed development and it is assumed that significant new facilities will not be</p>

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect +	Commentary*
	facilities for the local population; <ul style="list-style-type: none"> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>		included in the development due to its size. However, the site presents an opportunity to enhance provision if opportunity arises. As a result, a minor positive effect has been determined against this objective. <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Provision of access to existing local facilities would support equality and access on the development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Assumed that local services have the capacity to expand for new residents.</li> <li>• Assumed that affordable housing would be incorporated into the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The nature and scale of facilities and services provided on the site.</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>• Deliver transport infrastructure which supports sustainable travel options;</li> <li>• Promote sustainable forms of travel;</li> <li>• Improve congestion.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>The proposed development is with 1km of the centre of Haxby. There is opportunity for the site to offer access by foot and cycle through the provision of new and interlinking routes. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Currently the southern part of the site has access to frequent and non-frequent bus routes. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>Increased traffic movements from this area will be inevitable. The scale of this for shorter journeys will be reliant on the provision of sustainable modes of transport. However, it is likely that that development could exacerbate existing congestion. A comprehensive transport assessment and travel plan is required to understand the impact from development.</p> <p>Whilst some services are available in Haxby (basic retail provision, healthcare and primary schools), higher order services are not and access to these are likely to generate car-based trips.</p> <p>This has been assessed as a minor positive and negative effect against the transport objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Access to public transport in Haxby and sustainable transport links to existing pedestrian and cycle networks should be of a Sustainable Travel Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Accessibility of bus services the development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The level of congestion as result of this development as a result of its occupation.</li> </ul>
7. To minimise	<ul style="list-style-type: none"> <li>• Reduce or mitigate greenhouse</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p>

# ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>gas emissions from all sources;</p> <ul style="list-style-type: none"> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="text-align: center;">+</p>	<p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of inclusion of renewable energy sources in the development is uncertain.</li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-</li> </ul>	<p style="text-align: center;">O -</p>	<p><b>Likely Significant Effects</b></p> <p>There are no nationally or internationally designated sites adjacent to the development.</p> <p>Initial ecological investigations by the site promoter identified the following:</p> <ul style="list-style-type: none"> <li>There is potential for Great Crested Newts due to suitable habitats and ponds.</li> <li>Mixed native hedgerows and native trees are considered to have greatest ecological benefit.</li> <li>Unlikely that the grassland is of significant value but vegetation survey s required to confirm this.</li> <li>There is a parcel of mosaic habitat in the south west corner of the site important to local wildlife.</li> </ul>

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effic ↑	Commentary*
	<p>diversity / geodiversity value;</p> <ul style="list-style-type: none"> <li>• Improve connectivity of green infrastructure and the natural environment;</li> <li>• Provide opportunities for people to access the natural environment.</li> </ul>		<p>Mitigation suggested by the assessment includes:</p> <ul style="list-style-type: none"> <li>• Surveys for vegetation value, GNCs, bats and water voles are required and potential creation of wetland habitats.</li> <li>• Retention of mature hedgerows and trees.</li> </ul> <p>There is potential for the masterplan to use areas identified as having ecological value within the masterplanning of the site. The site will also have to include areas of significant openspace which may help to provide green corridors through the site to benefit biodiversity. Provision of this should allow for access to the natural environment for existing and new communities.</p> <p>On balance, this site is identified to have a neutral to minor impact subject to the identification of suitable mitigation following further assessment.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Masterplan will seek to strike a balance between housing and biodiversity provision.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The pressures of market viability on development density and thus opportunities to provide for biodiversity.</li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>• Re-use previously developed land;</li> <li>• Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>• Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>• Protect or enhance allotments;</li> <li>• Safeguard mineral resources and encourage their efficient use.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• An assessment of land quality and any identified remedial work would be necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect ↑	Commentary*
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this</p>

# ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effic ↑	Commentary*
			<p>objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</li> <li>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and any possible remediation is unknown.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Assumed that the development will adhere to air quality policies in the Local Plan.</i></li> <li><i>Preliminary evidence prepared by site promoter is still valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></li> </ul>

## ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is not at risk from river flooding but has potential for surface water flooding in low lying areas of the site and there is potential that development would overstretch existing field drains if not maintained. The Environment Agency has suggested previously that “no further development to take place until study looking at Westfield Beck is completed and required works completed in order to mitigate fluvial and surface water flooding. Flood zone 1 and surface water management to be followed. This especially important as site drains into Foss which is major source of flooding and has interaction with Ouse and relies upon management of Foss Barrier and associated pumps”.</p> <p>A drainage strategy needs to be agreed prior to development to ensure that development would not exacerbate any existing surface water or drainage issues as this is not deemed to be a showstopper for the site. .</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full drainage strategy should be development in order to mitigate surface water issues, incorporating SUDs and other surface water management techniques.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that surface water management features will be incorporated into the development.</li> <li>Drainage strategy to be agreed in conjunction with the Council and relevant Internal Drainage Board.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Development would have a detrimental impact on any surviving archaeological deposits and existing landscape features. These include potential Roman artefacts, medieval and post-medieval field boundaries found within the site which form part of the village setting, and ridge and furrow in unknown condition which is recorded on some parts of the site. Further inspection of ridge and furrow is necessary to ascertain if any should be retained within the site. Surviving hedgerows should be retained and supported in site design.</p> <p>The HIA recognised that development in this location may have an impact on the compactness of Haxby extending the village northwards. This has the potential for a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that archaeological remains are still present on site.</li> </ul>

# ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect ↑	Commentary*
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The condition of the recorded ridge and furrow is unknown.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>The proposed development site forms part of the open countryside and rural setting (including landscape features) of Haxby which would be removed by development. Key features of the rural landscape are the mature hedgerows and trees. Retention along the boundaries with enhanced planting could enhance character of any development. In addition, the area is recognised for ridge and furrow which form a recognisable landscape feature.</p> <p>Initial evidence from the site promoter identify that the hedgerows form a strong landscape feature in this location and should be retained.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</p> <p>Overall this has been assessed as having a negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Incorporate openspace to Moor Lane to pull development away from this road to integrate development into the rural landscape</li> <li>Full landscape assessment and strategy should be developed and implemented in masterplanning.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

# ST9: Land North of Haxby

(Site ref: 823)

SA Objective	Sub-objective (Will the site...?):	Effect ↑ ↓	Commentary*
<b>Summary</b>			
<p>A significant positive effect has been identified for objective 1 (housing) due to the provision of a significant number of new housing along with access to existing facilities. A significant negative effect was recorded against objective 9 (land use) as a result of the loss of agricultural land.</p> <p>A minor positive effect was determined against objective 4 (jobs) due to the provision of short term construction jobs and longer term opportunities in new community facilities. Objective 5 (equality) was also assessed as a minor positive effect as a result of the inclusion of affordable housing and good access to local services. Objective 2 (health) was identified as positive based on the opportunity to enhance open space in Haxby. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality. A minor negative was also identified for objective 13 (flooding) due to the potential for surface water flooding on site..</p> <p>Mixed minor effects were also recorded for objective 3 (education and training) due to the lack of capacity in existing schools for new students and the enhancement of skills through construction and permanent jobs, objective 6 (transport) due to good public transport and cycling links in addition to localised congestion, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. A minor negative effect was recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the presence of strong historic landscape features.</p> <p>Neutral effects were identified for objective 8 (biodiversity) due to identification of limited ecological value subject to further assessment.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.</p>			

**Key**

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

## ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>This extension is forecast to provide around 1350 dwellings overall and 840 within the 15 year plan period. This represents 4.6% of the total requirement over the plan period and population of circa. 3,500 people overall. In comparison to some alternatives, this site is smaller but will still provide a significant development within the city and a new village community that can meet a multiplicity of needs. 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 settlement to be created. In line with the Affordable Housing Policy (H10), this site should provide circa 400 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Existing retail facilities exist to the south at Clifton Moor (circa 800m). Given the size of the site and likely population, a local centre should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>This site is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i></li> <li>• <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>

# ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. The ward in which this site is located , Rural West, has existing deficiencies in open space. This is also true for the adjacent wards of Haxby &amp; Wigginton and amenity space in Rawcliffe and Clifton Without. This site will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of new and existing residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. Open space should be phased into development to ensure that people have access to open space during the course of the development. There is also access to pedestrian rights of way (within 400m).</p> <p>A site-wide green infrastructure strategy should be developed to maximise synergistic benefits of connected space.</p> <p>There no existing facilities in this location and facilities at Clifton Moor are at least 1km. The scale of the site would need to generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. This provision should have a positive impact for caring for the health of the population. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>There may be new risks for exposure to poor air quality and noise due to increased traffic as a result of development on the A1237. This boundary presents a green buffer between the A1237 and the Site which is positive in helping to reduce impacts. Furthermore, the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. Full Air quality and noise assessments would be required to ensure that any impacts to people's health and well-being are identified in detail.</p> <p>There will be a need to cross the A1237 where routes to connect the new settlement with Clifton Moor are proposed. Safety of pedestrians and cyclists should be considered ensuring that the road can be crossed and accessed safely.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement is across the road from the majority of existing 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, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i></li> </ul>

## ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> <li>Full air quality and noise impact assessments are required.</li> <li>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</li> <li>The green infrastructure strategy for the site should incorporate and link open space across the site..</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>N/a.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</li> <li>The level and type of open space is subject to masterplanning</li> <li>The level of noise and air quality issues as a result of occupation of the site.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>There is currently no provision for secondary education within close proximity of this site and only a primary school partly within 800m. The site will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational capacity to be established particularly in medium to long term as the population of the village increases. Schools capacity should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, facilities and services provided on the site will provide a number of employment opportunities in the medium to long term which could also provide local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</li> </ul> <p><b>Assumptions</b></p>

# ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: #90EE90;"></div> <div style="width: 45%; background-color: #FFD700;"></div> </div>	<ul style="list-style-type: none"> <li><i>Educational provision will be established prior to any development in agreement with the Council.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i></li> </ul>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The development of this site is likely to create a new population of circa 3,500 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. The location in proximity of established employment areas of Clifton Moor and York Business park may have particular benefits for supporting jobs and industry.</p> <p>The provision of any local services and facilities would provide opportunities for a small numbers of local jobs. There would also be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>Overall, the opportunities presented by the site are likely to have positive benefits for the economy.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Ensure that any planned leisure is of a local scale to avoid it becoming a competing destination to established citywide facilities and locations.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain.</i></li> <li><i>The scale of additional employment opportunities on the site will require further masterplanning and viability analysis of the local centre.</i></li> </ul>

## ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>This is a new settlement location which will help decrease overall housing deprivation within the city by contributing a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development is likely to require a local centre offering convenience and health facilities. This local provision is important given the size of the new population and to ensure that local needs are met without needing to travel. Currently Clifton Moor (circa 800m min to the south across the ring-road) offers larger scale convenience and comparison goods shopping. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities, particularly smaller scale facilities, and to ensure access in the site is within a 5- 10 minute walk.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. 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. Connecting routes to existing provision should also be designed in to any scheme.</p> <p>Overall, this site has been assessed as having a significant positive impact in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The level of facilities and services is commensurate to the scale of population.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Preliminary viability and masterplanning has assumed a level of local facilities on the site.</i></li> <li><i>The affordable housing ratio is as per the Publication (Submission) Local Plan and is viable.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i></li> <li><i>The apportioned level and mix of affordable housing.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>This is new settlement extension would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>This is a new settlement which will need to link into the existing transport network and provide access for new residents which promotes sustainable travel behaviour across the development as well as into the city. Extension of the bus route from existing routes from Clifton Moor is being explored, which would help to link any new development to the city centre. The provision of sustainable access is critical in influencing new residents travel behaviour.</p> <p>It is inevitable that there will need to be vehicular access and connectivity to and from the site. Primary access to the settlement for vehicles is proposed to and from new exits from existing junctions on the A1237. The Transport implications Paper (2017) indicates that the ring-road (A1237) in this location is at capacity. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road. Reducing car trips will be necessary to mitigate this effect in the long-term.</p> <p>There may be some short-term impacts on the A1237 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>On balance, this development is assessed as likely to have positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> <li><i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The Transport Implications evidence base (2017) remains valid.</i></li> <li><i>The infrastructure required for the settlement would be viable</i></li> <li><i>The infrastructure required for the settlement would be viable.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as a result of this development and as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> <li><i>The phasing and timescales for the appropriate infrastructure provision.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>There is the potential for the increase in vehicles to lead to an increase vehicle movements. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) stated that this site has high potential for incorporating solar and technologies and medium potential for wind power, biomass, heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall, there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards</i></li> </ul>

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				<p><i>climate change.</i></p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</li> <li>The scale of effects as a consequence of residents is unknown.</li> <li>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	-	?	<p><b>Likely Significant Effects</b></p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland interspersed hedgerows. Within the boundary of the site there are no statutory nature conservation designations. However, it is adjacent to a Site Local Interest (SLI): Clifton Airfield. This is recognised as an SLI due to its interest features of Hawthorn scrub, plantation, rank and moderately species rich grassland. Specifically, there is invertebrate interest and reptile potential on this SLI.</p> <p>An Extended Phase 1 Habitat survey of an a larger alternative boundary has been completed by the site promoters. The survey included land to the west of the site, up to the public footpath than runs from Brecksfields (north) to the A1237 (south), as well as additional land to the east, between the allocation site and the B1363 Wigginton Road where access roads may need to be located. A desk study has also been completed, together a badger survey and winter bird surveys. This has revealed that there are areas of woodland and some buildings which have potential for bat roosting although bat foraging habitat across the site is considered to be low to medium. There are also a number of identified badger setts within the site. Furthermore there is potential for breeding birds across the site, including barn owls, within the hedges tress, scrub and woodland. A number of ponds have also been identified on or within 250m of the site giving rise to the potential for great crested newts.</p> <p>In order to understand the extent of the ecological interest on the site, further studies are required to ensure appropriate identification and mitigation can be implemented. The ecological interest features currently known are not considered to present a serous constraint to development on the site but should be taken into consideration through masterplanning. Additional protected species surveys by the site promoters are underway, including for breeding birds, barn owls, bats, water voles, otters and invertebrates, in order to fully inform the masterplanning of the site.</p> <p>The site will need to incorporate various types of green infrastructure and open space. Any accessible open space should not compromise the</p>

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		<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 15px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: #FFA500; margin-right: 5px;"></div> </div>	<p>integrity of any biodiversity interests which are identified.</p> <p>The site does connect with a local green infrastructure corridors. There is an opportunity to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>On balance, the effects of this site are currently unknown as further information is required to determine the required mitigation in relation to ecological interest features. Given that the site also contains an SLI, a precautionary negative effect is also stated.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i></li> <li>• <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i></li> <li>• <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>Preliminary evidence bases referred to have been prepared by Baker Consultants on behalf of the landowners/developers remain valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The results of ecological studies currently under preparation and their requirements for mitigation.</i></li> <li>• <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>• Re-use previously developed land;</li> <li>• Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>• Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>• Protect or enhance allotments;</li> <li>• Safeguard mineral</li> </ul>	<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 15px; height: 100%; background-color: #FF0000; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: #FF0000;"></div> </div>	<p><b>Likely Significant Effects</b></p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>Given that this site is adjacent to a former airfield, ground conditions and contamination need to be explored. It is not considered to be a high risk contaminated site however.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>A full ground conditions survey will be required.</i></li> </ul>

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	resources and encourage their efficient use.		<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The former airfield use to the southern end may have implications for ground conditions/contamination.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The implementation and scale of allotments provision is currently uncertain.</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although there is potential for knock on traffic implications elsewhere in the city.</p> <p>The additional congestion as a result of the development and the close proximity to the A1237 outer ring road has the potential for poor air quality with negative impacts on the health of future occupants. This site boundary is set back by over 600m which should help to reduce some impacts resulting from the A1237. A full air quality assessment will be required to fully understand the likely impacts of the development. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p>emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i></li> <li><i>Full air quality impact assessment is required.</i></li> <li><i>The site should develop a low emission strategy in line with other policies in the Plan.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Locating development close to the A1237 could have adverse effects on peoples health.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of air quality issues as a result of occupation of the site.</i></li> <li><i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.</i></li> <li><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<b>0</b>	<p><b>Likely Significant Effects</b></p> <p>This site is not located within an area of high flood risk. The site is within flood zone 1 and therefore at limited risk from fluvial flooding. There are existing drains that run near to the Eastern and Western boundaries of the development site. These drains fall under the jurisdiction of the Internal Drainage Board, and are likely to receive runoff from field drains and from any surface flows in heavy rainfall events. Further investigation is required through a Flood Risk Assessment to understand the implications of this on the masterplan.</p> <p>This site is a greenfield site and would require a run-off rate not exceeding the existing rate (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development. A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site. This has been assessed as having neutral effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA).</i></li> <li><i>A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The scale and location of SUDs will be determined through more detailed masterplanning.</i></li> <li>• <i>The effect of occupation of the site on long-term flood risk.</i></li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>• Promote or enhance local culture;</li> <li>• Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>• Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site contains known archaeological deposits on the site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Further evidence for prehistoric and Romano-British settlement is also known on land to the east and west of this site. It is identified to contain high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, post-medieval field boundaries, historic plantations and balancing ponds.</p> <p>A desk-based archaeological assessment has been completed by the site promoters a larger alternative boundary the results of which remain relevant. This evidence identifies that there are no designated cultural heritage assets on the site. It has identified however, that the primary interest concerns prehistoric and modern activity. Excavations in 1996 identified regionally significant complex of prehistoric settlement activity that was demonstrated to go beyond the site area. Magnetometry surveys have been undertaken on 50% of the site area which have revealed isolated features but little else due to the unfavourable nature of the underlying geology. Investigation in trial trenches has been completed. Trenching revealed that although the site contains significant archaeological features they do not need to be preserved in-situ. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.</p> <p>The impacts identified in the Heritage Impact Assessment (HIA) are reduced compared to alternative larger boundaries. This has identified that the site boundary now reflects a separate settlement outside of the ring-road to reflect the settlement pattern around York reducing significant concerns in relation to compactness. Impacts on the village of Skelton are reduced given that the boundary now provides a 1km separation to the village. Minor harm still remains in relation to maintaining a rural setting in relation to the potential impact on views into / out of the site and from the PRoW from the west. Views analysis is still required.</p> <p>Masterplanning of the proposed area would still need to ensure that carefully designed buffering and landscaping to the outer edges are included, particularly to the southern and western edges.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>This issue is acknowledged in the additional HIA undertaken by the developers/landowners for a larger alternative boundary, which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from architectural character.</p> <p>On balance, it is considered that this site may cause minor harm to the historic character and setting of York. The scale of impact on the historic environment will be determined through masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Landscaping to the outer edges of the development, particularly the western and southern edges to mitigate the new effect of the new settlement in the rural landscape.</i></li> <li>• <i>Findings of archaeological surveys inform the masterplan..</i></li> <li>• <i>Views are identified and continued to be planned into masterplanning of the site.</i></li> <li>• <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>Programme of archaeological investigations undertaken remain valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i></li> </ul>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	-	--	<p><b>Likely Significant Effects</b></p> <p>This site is located outside of the ring-road within the northwest quadrant of York and is proposed as a standalone settlement. Any development in this location will inevitably result in the loss of some of the open countryside surrounding York.</p> <p>The Heritage Impact Assessment (HIA) has identified that there are predominantly minor harm as a result of development in this location. These impacts are reduced compared to alternative larger boundaries given that concerns in relation to compactness and coalescence have been addressed by moving the southern and western boundaries northwards and eastwards respectively. The site boundary now reflects a separate settlement outside of the ring-road to reflect the settlement pattern around York. Impacts on the village of Skelton are reduced given that the boundary now provides a 1km separation to the village. Furthermore, areas important for the historic character and setting of York have been expanded around Skelton to prevent coalescence and to help maintain its rural setting. Minor harm still remains in relation to maintaining a rural setting given this is a new settlement in a rural landscape. Views analysis is still required.</p> <p>Mitigation suggested in the HIA includes carefully designed landscaping and buffering to its outer edges, particularly the southern and western boundaries. Existing hedgerows should be retained and enhanced where possible within the new development and as much of the inherited landscape characteristics should be retained within design proposal. E.g. using existing boundaries to guide development plots and retaining as</p>

## ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>many green boundaries as possible. In addition, it is recognised that the severity of visual impact will relate to the mass and density of any development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The HIA has also identified that the proposed development will have an effect on the relationship of the historic city of York to the surrounding villages by reducing the distance between the villages of Haxby and Skelton, outlying farms and the urban fringes of York.</p> <p>Preliminary landscape assessments undertaken for larger alternative boundaries remain relevant. These have identified that :</p> <ul style="list-style-type: none"> <li>• The site benefits from a landscape setting with a network of well-formed existing hedgerows. These have remained unchanged since at least 1853 and define the historic field boundaries. The hedgerows are distributed throughout the site in an east-west grid pattern. They play a key role in the historic landscape grain of the site and are key corridors suitable for bio-diversity/wildlife.</li> <li>• There are existing landscape assets on site, including woodland, trees, hedgerows, watercourses, drainage ditches and ponds.</li> <li>• Mature woodland and tree plantations exist within and immediately adjacent to the site and form landscape and visual buffers, thus restricting long distance views across the site.</li> <li>• The site is set back from the arterial routes which exist to the east and west of the site, separated by buffers of open countryside. The visual impact of the development will be mitigated by prominent landscape features which screen the site from major roads and the green corridors of the River Ouse and Bootham Stray beyond. To the east of the site, mature woodland of the Moor and Nova Scotia Plantations acts as an effective visual barrier, allowing only glimpsed distant views into the heart of the site. To the west, mature hedgerows and trees species minimise potential visual impact.</li> <li>• The site's southern boundary is defined by mature woodland of the Poplar Plantation and mature hedgerows, providing a visual barrier from the adjacent Outer Ring Road. Visual separation provided by existing and proposed landscape will minimise negative impact of the development on surrounding receptors whilst reinforcing a village character for the new development.</li> </ul> <p>On balance, although there are opportunities for minimising harm, the assessment has identified the site will still cause minor to significant harm to this objective due to the scale of potential change and reliance on masterplanning to implement suitable mitigation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>A Landscape strategy for the site is developed incorporating landscaping to the site's outer edges, particularly the southern and western boundaries and retention of existing landscape features.</i></li> <li>• <i>Views are identified and continued to be planned into masterplanning of the site.</i></li> <li>• <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i></li> <li>• <i>Low density buildings should be placed on the rural edges to help soften the urban character of any new development</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers remains valid..</i></li> </ul>

# ST14: Land to the West of Wigginton Road

(Site ref: 848)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		?	<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The success of this development and how the design responds to landscape issues is not likely to be known fully until the planning application stage.</li> </ul>

**Summary**

Significant positive effects have been identified for objective 1 (housing) as a result of the significant number of new dwellings and new community facilities on the proposed development and objective 5 (equality) due to the incorporation of affordable housing and accessibility of the new local centre. A significant negative effect was recorded against objective 9 (land use) due to the loss of a greenfield site.

A minor positive effect was recorded for objective 4 (jobs) due to the support for construction jobs and longer term opportunities in the new local centre. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality. Objective 14 (cultural heritage) was also assessed as minor negative effects due to potential impacts on archaeological features, rural setting, compactness and views.

A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of recreational open space and risks from noise exposure and poor air quality and objective 3 (education and training) as a result of the lack of secondary school provision and enhancement of trade skills. Objective 6 (transport) was also assessed as a mixed minor positive and negative effect due to the promotion of sustainable travel behaviour in addition to the overall increase in car use and congestion on the ring road. Objective 7 (climate change) was assessed as a mixed minor effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objective 15 (Landscape) was also assessed as mixed minor and significant negative effects due to potential impacts a new settlement would have on rural setting the significance of which will be subject to the implementation of mitigation.

A mixed minor negative and uncertain effect was recorded for objective 8 (biodiversity) due to the presence of a SLI and uncertain impacts on ecological interest features.

There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, effects on biodiversity and the amount of waste generated.

A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.

**Key:**

Symbol	Likely Effect on the SA Objective	Effect	Description
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The proposed new settlement is forecast to provide circa 3340 in total and circa 1610 within the first 15 years plan period. The represents 8.8% of the total requirement within the first 15% years and a population of circa.8500 people overall. This is a significant development within the city and will provide a new village community that can meet a multiplicity of 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 settlement to be created. In line with the Affordable Housing Policy (H10), this site should provide around 1000 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>This site is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i></li> <li>• <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> </ul>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="text-align: center;">+   -</p>	<p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. The ward in which this site is located , Fulford and Heslington, has existing deficiencies in open space. This site will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of new and existing residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. Open space should be phased into development to ensure that people have access to open space during the course of the development. A site-wide green infrastructure and recreation strategy should be developed to maximise synergistic benefits of connected space.</p> <p>There is access to pedestrian rights of way (Minster Way) on the northern boundary of the site, which should enhanced through any development.</p> <p>The scale of the site would generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. This provision should have a positive impact for caring for the health of the population subject to implementation. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>Preliminary investigations of the ground conditions of this site indicate that it is unlikely to have significant issues in relation to ground contamination. Full investigations will need to be undertaken but this is positive for ensuring that land does not pose a risk to human health.</p> <p>Preliminary analysis of available data indicates that the background air quality for an alternative boundary remains relevant. This stated that air quality across the site is likely to be within objective levels. However, this may change in accordance with the occupation of the site should there be an increase in traffic and if not mitigated, could have potentially adverse impacts in the long-term. The location of this site away from the A64 is likely to have reduced adverse impacts on air quality in comparison to alternative boundaries. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Preliminary noise investigations undertaken by the site promoter indicate that the noise climate is dominated by traffic noise from the A64, which decreases with distance. The northern edge of the site is now located 1.5km from the A64 reducing potential noise impacts in comparison to alternative boundaries. A full noise impact assessment will be required to fully understand the potential impacts of noise from the development.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement is predominantly away from existing residential or employment areas. Impacts may be experienced at the Air Museum. 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, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Sustainable travel behaviour should be encourage to minimise emissions as a result of increase vehicle use.</i></li> <li><i>Full air quality and noise impact assessments are required.</i></li> </ul>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> <li>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</li> <li>The green infrastructure strategy for the site should incorporate open space and connect with existing routes across the site</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner and remain valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</li> <li>The level and type of open space, is still subject to masterplanning</li> <li>The level of noise and air quality issues as a result of occupation of the site.</li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>There is currently no provision for primary or secondary within close proximity of this site. It will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational establishments to be incorporated onto the site and avoid increased pressure on existing facilities, particularly in medium to long term as the population of the village increases. Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new nurseries, primary school and may also require secondary school provision.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, facilities and services provided on the site will provide a number of employment opportunities in the medium to long term and which could also provide local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Required educational capacity to be agreed in advance with the Council.</li> </ul>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</li> </ul>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	<p style="text-align: center;"><b>+</b></p>	<p><b>Likely Significant Effects</b></p> <p>The development of this site is likely to create a new population of circa 3,500 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. The location of this new settlement may have particular benefits for supporting jobs associated with the University of York and the knowledge based economy / biosciences at York Science Park due to its close proximity. The site boundary is also in close proximity to airfield Business Park, Elvington. The success of this may be subject to connectivity with each site.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities.</p> <p>Overall, the opportunities presented by the site are likely to have positive benefits for the economy.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Ensure sustainable access to enable the mobility of the residents to reach employment centres..</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Educational capacity to be agreed with the Council.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</li> <li>The scale of additional employment opportunities on the site will require further masterplanning and viability analysis.</li> </ul>
<p>5. Help deliver equality and</p>	<ul style="list-style-type: none"> <li>Address existing imbalances of equality,</li> </ul>	<p style="text-align: center;"><b>++</b></p>	<p><b>Likely Significant Effects</b></p> <p>This is a new village location which help decrease overall housing derivation within the city by contributing a significant contribution towards the</p>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
access to all.	<p>deprivation and exclusion across the city;</p> <ul style="list-style-type: none"> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>		<p>provision of affordable housing. Based upon the proposed affordable housing target (policy H10), the site would have a target to provide 30% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre and neighbourhood parades offering convenience and health facilities. This local provision is important given the size of the new population and to ensure that local needs are met without needing to travel. Currently there are small scale facilities within the nearby villages of Heslington and Elvington (both 3,000m) as well as the Designer Outlet to the east. For larger scale convenience shopping, the city centre or Monks Cross would be the closest destination. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access in the site is within a 5- 10 minute walk.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. 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.</p> <p>Overall, this site has been assessed as having a significant positive impact in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>The level of facilities and services is commensurate to the scale of population.</i></li> <li>• <i>Sustainable access routes are implemented to enable mobility of residents around the new development and to the wider city.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i></li> <li>• <i>The apportioned level and mix of affordable housing will be determined through masterplanning.</i></li> </ul>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>• Deliver transport infrastructure which supports sustainable travel options;</li> <li>• Promote sustainable forms of travel;</li> <li>• Improve congestion.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>This is a new settlement and as such would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>Given that this is a new settlement, it will be important to establish a transport network which promotes sustainable travel behaviour across the development as well as into York. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of the bus route from the existing high frequency Park and Ride service at Grimston Bar is being explored which would help to link the new settlement to the city centre and potentially the University of York. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour.</p> <p>It is inevitable that the scale of development will increase car trips from this area of the city as a result of development. The scale to which this occurs will depend on the implementation and uptake of sustainable travel modes. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. A Sustainable Access and Movement Strategy should be prepared and agreed in conjunction with the Highways Agency and City of York Council.</p> <p>There will need to be vehicular access and connectivity to and from the site. The current access to the site is from Heslington Village via Common Lane, which is a non-designated road/ green lane. In order to avoid adverse impacts to the existing village, suitable alternative access will need to be in place with potentially managed access to this existing route into Heslington. Although the boundary is now 1.5km from the A64, a junction on/off the A64 is still proposed as the primary access to the settlement for vehicles. Traffic modelling indicates that the ring-road (A64) in this location is not at capacity and initial agreement for a new junction to serve any development has been gained from the Highways Agency.</p> <p>Increased car use and accessibility onto the A64 may exacerbate congestion in the area, particularly at peak times towards the direction of the University and city centre along existing transport corridors (A19 and A1079). Existing junctions may need improvement subject to the scale and impact of development. Timing of the implementation of transport infrastructure is therefore crucial to enable sustainable access to the new settlement. Connections to other parts of the local road network, including through the university, are also proposed to help ease existing junction capacity at Grimston Bar, as detailed in a preliminary transport strategy undertaken by the site promoter.</p> <p>There may be some short-term impacts on the A64 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>Currently, there is access to pedestrian rights of way (Minster Way) to the northern boundary. This should be protected and enhanced. Where possible it should link into a new recreational footpath network on site.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. The site may also provide areas for employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>On balance, this development is assessed as likely to have positive and negative impacts on this objective. The scale of these impacts is dependent upon masterplanning and timing of implementation of transport routes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> <li><i>A full access and movement strategy, including implementation timetable, is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i></li> <li><i>Access to Heslington Village via Common Lane is limited to avoid adverse impacts on the village in relation to transport.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The infrastructure required for the settlement would be viable.</i></li> <li><i>The preliminary transport and access assessment has been undertaken by developers/landowners with input from external bodies. Advice and remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as a result of this development and as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> <li><i>The phasing and timescales for the appropriate infrastructure provision.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. The provision of some 3400 houses will lead to an increase the number of private cars within the City. There is the potential for the increase in vehicles to lead to an increase vehicle movements, although whether it will be within the City or the strategic road network that is affected is uncertain. There is also potential for the increased car use to exacerbate congestion in the area, particularly at peak times towards the direction of the University and city centre</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>future risks and consequences of climate change;</p> <ul style="list-style-type: none"> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="text-align: center;">Effect</p>	<p>be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar, biomass, heat pumps and medium potential for wind power. Also, the Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Overall, there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> <li><i>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<p>- - ?</p>	<p><b>Likely Significant Effects</b></p> <p>This site would be subject to policies within the Local Plan in relation to Green Infrastructure and Biodiversity relating to creation, preservation and enhancement.</p> <p>The site includes arable farmland interspersed with mixed woodland copses as well as part of Elvington Airfield. Elvington Airfield is identified as a candidate SINC for birds in its entirety. Two further SINC designations for grasslands on the airfield are immediately adjacent to the boundary and would be adversely effected by increased access. The site is within 1km of a Site of Special Scientific (SSSI): Heslington Tillmire, and a further Site of Importance for Nature Conservation (SINCs): Fulford Golf Course. It is also within 5km of the Lower Derwent Valley (LDV), which is designated as Special Protection Area (SPA), Special Area of Conversation (SAC), National Nature Reserve (NNR), Ramsar (wetland birds) and SSSI. Although the LDV is at a distance, The Habitat Regulation Assessment identified that there may be a link to the adjacent SSSI as both are important for wetland bird species and adverse effects as a result of recreation.</p> <p><u>Elvington Airfield SINC</u></p> <p>The species-rich grassland SINC areas adjacent to the site boundary would be adversely affected by increased uncontrolled access and others negative impacts associated with housing proximity.</p> <p>A significant area of the bird SINC will be lost and the remainder fragmented and adversely affected by increased uncontrolled access and others negative impacts associated with housing proximity. Without mitigation, there will be adverse effects on the existing SINCs.</p> <p><u>Heslington Tilmire SSSI</u></p> <p>Heslington Tilmire SSSI is located to the west of the site. The SSSI is notified for its habitats of tall herb fen and marsh grassland as well as wading birds, including lapwing, curlew, redshank and snipe, which live and breed in the marshy grassland. The last assessment by Natural England (2011) found the Tillmire to be in favourable condition. A National Vegetation Classification (NVC) Survey undertaken on behalf of the developer/landowner in 2014 found consistent results with the former and the original SSSI designation interest species.</p> <p>Development of a new settlement within proximity to this SSSI could potentially have significant adverse effects through disturbance to the breeding birds and damage of the grassland as well as changing the hydrological levels which create this habitat. It is acknowledged that Heslington Tillmire already receives disturbance through the use of surrounding footpaths which bound the site and through its designation as Open Access Land available for the public. However, greater disturbance through the close location of a new settlement may have significant adverse effects.</p> <p>Access to the SSSI is currently available by public footpaths (including the Minster Way linked to Heslington) and via road on Long Lane. Although distance from the development site has increased in comparison to alternative boundaries, minimising access to Heslington Tillmire SSSI will be paramount in minimising disturbance. Should the development go ahead, access to the SSSI should be restricted without compromising the Open Access Land and Public Rights of Way (PRoW) designations. Suitable Alternative Natural Green Spaces (SANGS) incorporating new networks of attractive footpath routes should be incorporated as part of a site specific Green Infrastructure and Recreation Strategy to divert recreational disturbance pressure away from sensitive sites including the SSSI and adjacent SINC. The potential to restrict</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>access to the Open Access land (for 28 days) on the SSSI during the bird breeding season via application to Natural England to help minimise disturbance should be explored.</p> <p>A new population in this location may also have direct consequences on predation of birds in the vicinity. The direct impact on the Tillmire is reduced through the site boundary being 1km away. However, predation from domestic cats in particular would have a direct adverse effect on bird populations on site, particularly where they are ground nesting. Sufficient and appropriate buffering/landscaping would need to be in place to ensure that predation is minimised through locating development far enough away from any known area for breeding birds. Advice from Natural England suggests a minimum 400m buffer with deterrents to minimise effects. As part of an alternative boundary submission the site promoters proposed an area of enhanced habitat adjacent to Heslington Tillmire. This mitigation measure would still be relevant but its implementation is uncertain in connection with this proposed boundary.</p> <p>All ecological measures should be established prior to development, particularly in locations near the SSSI, SINC and highly populated bird areas in early phases to ensure any adjacent that they can sufficiently establish.</p> <p><u>Lower Derwent Valley</u></p> <p>A number of surveys and evidence has been produced on behalf of the developer/landowners to identify and understand the significance of the bird populations on part of the site as well as whether this would have a consequential negative impact on the Lower Derwent Valley SPA (and Heslington Tillmire SSSI). It should be noted that there is a gap in evidence for the middle part of the site in third party ownership.</p> <p>Although the LDV is at a distance, the Habitat Regulation Assessment Screening Report (2017) has identified that there may be a functional link for wetland bird species between the LDV, the site and the adjacent SSSI. An Appropriate Assessment is required in relation to this site following the identification of potential effects in relation to 'mobile species'. This concludes that "<i>recent ornithological studies have suggested that the site and its environs regularly support considerable numbers of both golden plover and lapwing, both identified as components of the non-breeding bird assemblage of the SPA...with limited information available [representative to this site boundary] ensure that no mitigation can be applied, the conclusion of LSE alone remains and an appropriate assessment is required.</i>" Furthermore, the HRA suggests that this site needs to be informed by ongoing ornithological surveys that evaluate the impact on wintering waders and it used to identify bespoke mitigation measures. Initial advice received from Natural England concurs with this conclusion.</p> <p><u>Other ecology</u></p> <p>A range of other ecological surveys have been undertaken on behalf of the landowners/developers over the last four years to identify potential constraints and opportunities for alternative site boundaries. Where appropriate this evidence base remains valid although it should be noted that there is a gap in evidence for an area in the mid-west of the site that is in third party ownership. Surveys have included Phase 1 Habitat Surveys, National Vegetation Survey, and surveys for great crested newts, reptiles and butterflies. GNCs were found on adjacent land and notable butterfly species were found on site; no reptiles on site were identified. Appropriate mitigation will be required to ensure the habitats for the identified species are appropriately provided.</p> <p>The requirement for further species surveys including badgers and bats have been identified.</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		Effect	<p>All biodiversity Impacts will be addressed by following the mitigation hierarchy with the overall aim to prevent harm to existing biodiversity assets, delivering no net loss for biodiversity and maximising further benefits.</p> <p>On balance, this site is assessed as likely to have a potentially significant negative effect on this objective. Uncertainty is also identified given site specific mitigation in relation to this site is yet to be established.</p> <p>It is also noted that Appropriate Assessment is required as part of the Habitat Regulations Assessment process.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>A minimum of 400m buffer to the SSSI to mitigate predation from domestic animals;</i></li> <li>• <i>Appropriate ecological enhancement of the development site to increase its biodiversity and minimise impacts to the SSSI/ LDV through increasing ecological functionality. This should be agreed alongside City of York Council and Natural England.</i></li> <li>• <i>Ecological enhancement of the site should be prioritised within the masterplanning/phasing.</i></li> <li>• <i>Phasing of development should prioritise locations away from the SSSI to minimise disturbance and allow any ecological enhancement to establish.</i></li> <li>• <i>A full Green Infrastructure and Recreational Plan for the development should be developed, incorporating open space and a biodiversity management plan. Any management plans for the site should take into consideration the requirements of the SSSI to maximise synergistic benefits from enhancement and management proposals. Any management proposals will need to be agreed with Natural England.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The evidence bases referred to have been prepared on behalf of the landowners/developers remain valid. This has involved discussions with CYC ecologists and Natural England. It should be noted that there is a gap in evidence for an area in the mid-west of the site that is in third party ownership.</i></li> <li>• <i>Previously suggested mitigation measures are yet to be agreed in relation to this site boundary.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></li> <li>• <i>There is a gap in evidence for an area in the mid-west of the site that is in third party ownership.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p style="text-align: center;">- +</p>	<p><b>Likely Significant Effects</b></p> <p>This is a mixed greenfield and brownfield site. The majority of the site is grade 3 agricultural land, which signifies it is high grade agricultural land. The remaining land forms part of Elvington Airfield which includes areas of hardstanding (former runway). The loss of greenfield agricultural land would be significant but the impact is moderated by the use of brownfield land at the southern end.</p> <p>Preliminary investigations of the ground conditions on the greenfield site indicate that it is unlikely to have significant issues in relation to ground contamination. However, there may be issues in relation to ground conditions on or adjacent to the airfield given its former use. Full investigations will need to be undertaken.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored negative due to it being a mixed greenfield and brownfield site.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full ground conditions survey will be required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Preliminary investigations carried out by the developer/landowners have informed the appraisal remain valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The implementation and scale of allotments provision is currently uncertain.</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arising and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p> <p>Preliminary analysis of available data indicates that the background air quality for an alternative boundary remains relevant. This stated that air quality across the site is likely to be within objective levels. However, this may change in accordance with the occupation of the site should there be an increase in traffic and if not mitigated, could have potentially adverse impacts in the long-term. The location of this site away from the A64 is likely to have reduced adverse impacts on air quality in comparison to alternative boundaries. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>The closest Air Quality Management Area is on Fulford Road (2km), which may be impacted, should the amount of traffic increase as a result of this development. However, it will be necessary for the new services and facilities to be located on the site as well as sustainable routes to encourage non-use of the car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Development should be set back from the A64 to minimise adverse impacts in relation to air quality.</i></li> <li><i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i></li> <li><i>Full air quality impact assessment is required.</i></li> <li><i>The site should develop a low emission strategy in line with other policies in the Plan.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of air quality issues as a result of occupation of the site.</i></li> <li><i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.</i></li> </ul>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	0	?	<p><b>Likely Significant Effects</b></p> <p>Around 8 hectares of the site is identified within flood zone 3a which is a high risk flood zone. Within the Strategic Flood Risk Assessment (SFRA), it states that only water-compatible and less vulnerable uses of land use are appropriate in this zone. More vulnerable and essential infrastructure would only be permitted where an Exception Test is passed and that any essential infrastructure permitted in this zone should be designated and constructed to remain operational and safe for users in time of flood. In accordance with the Local Plan Site Selection Methodology, any greenfield land which is FZ3a, is not included within the net developable area for development to minimise adverse impacts on high flood risk areas. This should ensure that development is not less vulnerable to fluvial flood risk. A more extensive area of flood zone 3a is located to the north of the proposed boundary.</p> <p>This site is a greenfield site and would require a run-off rate not exceeding existing rates (as per the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Overall, impacts against this objective have been assessed as positive on the basis that the built development should come forward within flood zone 1 and is excluded on high flood risk areas.. However since this assumption depends upon detailed site layouts and mitigation an uncertain assessment has also been recorded.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Only water-compatible development is considered in areas identified within flood zone 3.</i></li> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA).</i></li> <li><i>A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Further flood risk modelling has been undertaken by the landowners/developers in accordance with the Flood Risk Handbook (Environment Agency, 2012). Discussion with City of York Council with regards to this evidence and further flood risk work is ongoing.</i></li> <li><i>Built development will be within flood zone 1.</i></li> </ul>

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A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale and location of SUDs will be determined through more detailed masterplanning.</li> <li>The effect of occupation of the site on long-term flood risk.</li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	-	<p><b>Likely Significant Effects</b></p> <p>A desk-based archaeological assessment has been completed on behalf of the landowners/developers for an alternatives site boundary. The desk based assessment identified records for 20 heritage assets within the proposed boundary. Phase one of investigative works as a result of this has been completed using geophysical survey of 113 ha of the site. This identified "an area of archaeological potential in the Northwest corner of the site, adjacent to the A64 where evidence of field systems and enclosures of probable Iron Age/Romano –British date was identified. However, the rest of the investigations have largely produced negative results restricted to agricultural features and geological/natural anomalies, which may indicate areas of lower archaeological potential".</p> <p>Further intrusive archaeological investigations are required to fully establish the potential for this site boundary.</p> <p>This site does not contain any designated heritage assets or listed buildings. However, it is adjacent to a number of non designated features. The Minster Way pedestrian route is a non-designated heritage asset, which borders the site on the northern boundary. The Way links the two medieval Minsters at Beverley and York across farmland and through different settlements in-between. The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way and that development should be located away from this to minimise any adverse impacts in the long-term.</p> <p>In addition, the HIA has concluded that there is relatively high potential for archaeological deposits as well as other features which need to be considered in masterplanning. The boundary includes two additional historic farmsteads. Development of the site may have a destructive impact on their surviving archaeological remains or landscape features. This may include waterlogged remains at Langworth Lodge. Development which also removes the visible inherited historic grain (including the airfield) would be detrimental to the area. The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents</p> <p>Furthermore, the potential loss of the farms within the site will remove agricultural character from the area. Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. Further assessment needed to identify the most significant of these. Existing tracks and boundaries should be used to guide the form of routes and open spaces on site if the historic pattern of development is not to be lost. There is an opportunity to help retain the rural character of the site by incorporating these elements into design.</p> <p>Previous HIA identified that views across the site to the Wolds and towards the city centre may be adversely affected from development. This site boundary is significantly set back from the A64 in comparison to alternative boundaries. This helps to mitigate the loss of green space in this location , its impact on the setting of York and views to the Wolds.. It also helps to establish the site as a distinct settlement in accordance with the pattern of settlements around York. The site will still need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary. Masterplanning of the site should also take account of any prominent views towards York Minster.</p>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance however, it is considered that this site may cause predominantly minor harm to the historic environment, with potential for significant harm subject to masterplanning and further survey. There are recognised opportunities for mitigation and enhancement to reduce negative effects. Ultimately, the scale of impact on the historic environment will be determined through masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development. If possible, this route should be enhanced.</li> <li>A full programme of archaeological evaluation including non-intrusive investigation desk based assessment, geophysical survey and a programme of fieldwalking will need to take place. A partial geophysical survey has already been undertaken in the northern half of the site. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition This will provide further information and evidence to the archaeological record.</li> <li>Views are identified and continued to be planned into masterplanning of the site.</li> <li>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>A Heritage Impact Assessment has been completed by FAS Heritage on behalf of the Landowners/Developers remains valid.</li> <li>A programme of archaeological investigations already been completed for part of the site remains valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important</li> </ul>	-	-	<p><b>Likely Significant Effects</b></p> <p>This site is located outside of the ring-road within the southwest quadrant of York. It would form one of the 'clock face' settlements surrounding York. It is set back by 1.5km from the A64 and now incorporates part of Elvington Airfield.</p> <p>Previous HIA identified that views across the site to the Wolds and towards the city centre may be adversely affected from development. The HIA for this site boundary recognises that it is significantly set back from the A64 in comparison to alternative boundaries. This helps to mitigate the</p>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>sites;</p> <ul style="list-style-type: none"> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>Yellow background with a red vertical bar on the right side.</p>	<p>loss of green space in this location , its impact on the setting of York and views to the Wolds. It also helps to establish the site as a distinct settlement in accordance with the pattern of settlements around York although the location of the site reduces the area between the Elvington village and the new settlement, which detracts from its standalone status.</p> <p>The HIA identified that views towards the Minster should be considered, which may be obscured through from development. Masterplanning of the site needs to take this into consideration to ensure views towards this landmark monument and other prominent features are not obscured.</p> <p>The site will need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary. In addition, the severity of visual impact will relate to the mass and density of development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The northern boundary of the site along Long Lane contains a high concentration of public rights of way with access to relatively attractive and tranquil countryside for the communities of Fulford, Heslington an Elvington, including the Minster Way (adjacent to the northern boundary). The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way in particular and that development should be located away from this to minimise any adverse impacts in the long-term to avoid adverse impacts on the open countryside.</p> <p>An additional HIA carried out for the site on behalf of the landowners/developers which acknowledged that the design, layout and quality of the A Contextual Landscape Appraisal commissioned by the landowners/developers relates directly to principal 6 of the CYC Heritage Impact Assessment: Landscape and Setting. Originally commissioned for an alternative site boundary, part of this remains relevant for this site. This evidence base documents the landscape context, visual experience of the city, the landscape character in relation to the surrounding villages as well as settlement patterns and characteristics and concerns highlighted in their own HIA. This identified that without appropriate design in place, this allocation and the loss of greenspace has the potential to detract from York. The following mitigation measures were identified:</p> <ul style="list-style-type: none"> <li>Good design to ensure that that experience along the transport networks was maintained by retaining key view points and developing n views where possible.</li> <li>Where views of key landmarks, such as the Minster exist, these should be retained and incorporated into the developing masterplan.</li> <li>Ensure where possible existing landscape characteristics are retained to create a distinct and legible settlement which celebrates local and regional character.</li> <li>Ensure any potential views of York Minster and City are integrated as a means of way finding an orientation to celebrate the unique characteristics of place.</li> <li>Ensure landscape proposals embody existing green networks and designations and incorporate wider links to these amenity and ecological assets to prevent coalescence of settlements and transport infrastructure.</li> <li>Ensure proposals incorporate existing landscape assets where possible to positively reinforce the special characteristics of place.</li> </ul> <p>Implementation of the mitigation outlined is uncertain but if applied, should have an overall positive effect on minimising harm to the landscape and setting of York's natural and built environment in this location.</p> <p>On balance, this site boundary is has been identified to cause predominantly minor harm with the potential for significant harm subject to implementation of mitigation in masterplanning.</p>

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development. This route should be enhanced where possible.</i></li> <li>• <i>Views are identified and continued to be planned into masterplanning of the site.</i></li> <li>• <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i></li> <li>• <i>Ensure landscape proposals embody existing green networks and designations and incorporate wider links to these amenity and ecological assets to prevent coalescence of settlements and transport infrastructure.</i></li> <li>• <i>Ensure proposals incorporate existing landscape assets where possible to positively reinforce the special characteristics of place.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The Contextual Landscape Appraisal has been completed on behalf of the Landowners/developers remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i></li> </ul>
<p><b>Summary</b></p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and community services in a new local centre. Mixed minor/significant negative effects were also recorded for objectives 14 (cultural heritage) and 15 (landscape) due to potential impacts on archaeological deposits, heritage assets, rural setting and views and the scale of change.</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due the potential to support local employers, job opportunities within the new local centre and provision of short term construction jobs. Objective 10 (water) was identified as a minor negative effect as a result of increased pressures on local water resources, as was objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of open space and promotion of outdoor leisure activities, and the potential for long term noise impacts and air quality issues. Mixed minor effects were also identified for objective 3 (education and training) due the enhancement of trade skills and lack of primary and secondary school provision and objective 6 (transport) due to promotion of sustainable travel behaviour and the potential exacerbation of congestion. Objective 7 (climate change) was also assessed as a mixed effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objective 8 (biodiversity), is identified as a mixed significant negative and uncertain due to the potential impact on local, national and internationally designated sites and the uncertainty in relation to mitigation for this site boundary. A mixed minor negative/ minor positive effect was recorded against objective 9 (land use) due to the site being a mixed use development.</p> <p>A mixed neutral and uncertain effect was recorded against objective 13 (flooding) due to the expected low flood risk, which would be dependent on site layout and mitigation measures.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated, flood risk and incorporation of sustainable</p>			

## ST15: Land to the West of Elvington Road

(Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Effect	Commentary*
drainage systems.			

**Key**

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

## ST16: Former Terry’s Chocolate Factory Extension Sites

(Site ref:

ST16a : 719 – Terry’s Car park;

ST16b : 927 – Land to south of Terrys;

ST16c : Terrys Clock Tower– planning permission 1601646/FULM)

**Overall assumption: This appraisal is to appraise the re-designation of the committed commercial space to housing.**

This area is committed for mixed use development (Ref: 09/01606/OUTM). Application approved for: 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.

Reserved matters applications have also been granted on site and development is under construction.

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The Former Terry’s Chocolate Factory has an existing planning permission for mixed use and an implemented permission for housing at the northern end of the site. Re-designation of the commercial and former car park element of the permission for approximately 89 dwellings would provide more dwellings on site which would be positive in the long-term for York. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to 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. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H10) within the Local Plan.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Local facilities should be provided as part of the existing permission, which should ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p>

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>		<p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</li> <li>The existing permission will provide additional facilities to provide for the growth of population on the site.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to openspace / multi-functional openspace;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to amenity greenspace and allotments within proximity of the site, including Micklegate Stray. However, any development would require the inclusion of openspace for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of openspace types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The uplift in housing numbers on this site would mean that an additional amount of openspace is provided to ensure there is adequate openspace for all.</p> <p>This development should support walking and cycling within the site given its urban location and connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. Currently there are both cycling and pedestrian route which go to the city centre.</p> <p>There are existing doctors and dentists in the vicinity of the site. The existing permission plans in community facilities to support the new and existing population to provide adequate access to healthcare although this should be revisited at to establish commensurate need with an uplift in dwelling numbers. Provision of this should be accommodated on site to encourage local access to services.</p> <p>This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents' health. It is assumed that contamination issues will be dealt with as part of the planning permission and the ongoing masterplanning of the site.</p> <p>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.</p>

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and openspace are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of openspace and site construction.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Issues regarding noise and contamination have been dealt with through the outline application for the entire site.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of openspace will be subject to masterplanning.</i></li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="font-size: 24px; margin-right: 5px;">+</div> </div>	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The site has a primary school within 400m (opposite the northern boundary). Scarcroft Secondary School is also within 800m although the capacity at both of these needs to be established. The existing permission includes for the provision of a nursery which would be positive for any residents living on this site.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a positive impact on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Nursery provision to be delivered as part of the existing planning permission..</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></li> </ul>

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>• Help deliver conditions for business success and investment;</li> <li>• Deliver a flexible and relevant workforce for the future;</li> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>This is the former Terry’s Chocolate factory, which ceased operations in 2005. The entire site has planning permission for mixed use redevelopment and part of the site is under construction for residential use. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site’s location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Bishopthorpe and Tadcaster Road helping to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive long-term direct effect objective although it would reduce the amount of available floorspace for commercial use within this area.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> </ul>	<p style="text-align: center;">++</p>	<p><b>Likely Significant Effects</b></p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would need to provide 20% affordable dwellings of mixed tenure on site. This, overall, would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall from the existing permission and this new designation of housing would require additional facilities to be considered on site such as convenience and health facilities. There are existing facilities just within 800m of the site on Bishopthorpe Road, which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the</p>

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Promote the safety and security for people and/or property.</li> </ul>		<p>development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access across the site which for the southern end which is further than 800m.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a bus route of every 20 minutes and a high frequency bus route on both Tadcaster Road (within 400m to the north of the site) and Bishopthorpe Road which runs down the eastern boundary directly into the city centre. The site is also within 10 minutes cycle of the train station. There are good existing links to cycle paths and pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The potential for the site to link with existing and other new development as well as rail links directly to the railway station is also being investigated. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site has good access to existing facilities on Bishopthorpe Road (within 800m) which would be positive for the short-term. The cumulative increase due to this uplift in housing numbers would require additional facilities on the site. Facilities are granted in the existing permission but in order to minimise local trips, this should be revisited to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</li> </ul>

## ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>

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<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<p>○ +</p>	<p><b>Likely Significant Effects</b></p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations. However the former car park site is located within the River Ouse Regional Green Corridor. The Biodiversity Action Plan (2013) states that the river itself is a significant multifunctional corridor of value not only for wildlife but recreation as well, providing as it does a link between Selby and Harrogate back to its headwaters in the Pennines. It is though not just the river itself that is of significance but the extensive flood plain adjacent to it. The river itself is designated as a SINC and there are a number of meadows adjacent to it that are designated as SSSI and SINC. Any development would need to ensure this is sensitively included within any masterplanning for the site to enhance rather than adversely affect the river corridor. It is unlikely that the development of residential and commercial land uses within the body of the area of opportunity area would negatively affect biodiversity however.</p> <p>The EIA for the overall site identifies that whilst the majority of habitats on site are of relatively low ecological value, the broadleaved trees and woodland are considered to be of greatest value. Although they include many exotic species, there are also numerous large and old natives. Large standards form an almost continuous border around the site and create a continuous habitat with the more extensive areas of woodland present in the north, north-east and southeast. All of the habitats on the site are therefore considered to be of value only within the zone of influence (taken here to mean the site) with the exception of the broadleaved woodland, which is considered to be of local value, due to its supporting value for local wildlife species, such as birds and bats.</p> <p>The proposed scheme proposes planting new trees which are expected to be beneficial in the long-term as they exert increasing influence over the character of the site and the locality in terms of landscape value and biodiversity through the provision of new habitats.</p> <p>The site is also recognised to have fox dens on site as well as evidence of rabbits. However, these are considered common and not of major ecological importance.</p> <p>The site offers a potential foraging and commuting resource for all these though only common pipistrelle have been indicated as using the site. No indication was given from the surveys, as to the number of bats using the site. Bats, as a species group, are listed as a priority species on the City of York BAP. They are also European and UK protected species of conservation concern. The population of bats using the site are considered to be of ecological value at the local level (potentially regional dependant on the species of bat using the site for foraging).</p> <p>Direct effects from development may include habitat loss, disturbance through noise, lighting and movement as well as pollution from construction and hydrological changes through landscaping. However, the EIA proposes mitigation measures such as sensitive lighting to ensure bats are not disturbed and the retention of trees on the site. Given the former factory use of the site, there is an opportunity to integrate a scheme to increase biodiversity and connectivity to the wider natural environment.</p> <p>Taking into consideration the findings of the EIA accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Biodiversity will improve from the current baseline.</li> <li>The biodiversity value of brownfield land is less than that of greenfield sites.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p style="text-align: center;">+</p>	<p><b>Likely Significant Effects</b></p> <p>Redevelopment of this 10 ha brownfield site is positive for using previously developed land. The planning permission’s EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>In the long-term this should have a positive impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Any contamination of the site needs to be remediated appropriately for the proposed use.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Despite being located outside of the City of York’s City’s Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement’s as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are. The EIA for the proposed scheme states:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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/m<sup>3</sup> and less is not considered to be significant, as it is well within the year on year variation of NO<sub>2</sub> concentrations measured within the City.</li> <li>Therefore, at receptors near to the local highway network, the predicted impact on air quality of an increase in annual mean NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations can be classed as long-term, adverse and of negligible significance.</li> </ul> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>

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13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. 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). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The impact on this objective should therefore be positive in the long-term subject to the design and implementation of surface water management strategies.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>The site lies partly within the 'Racecourse and Terry's Factory' Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> <li>Terry's of York Clock Tower, Water Tower and Boiler house with transformer house</li> <li>Terry's of York Factory</li> <li>Terry's of York Head Office</li> <li>Liquor Factory</li> <li>Time Office Block</li> </ul> <p>The EIA for the existing planning permission states that:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>

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				<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site.</li> </ul> <p>The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general. The heights of new builds must be checked so not to detract from the dominance/importance of the landmark structures. Inappropriate development surrounding the factory buildings may detract from their architectural significance. Buildings need to be at an appropriate scale taking into account surrounding structures. It also draws upon the previous planning brief for the site which states that <i>“Any new scheme should capitalise on the symbolic potential and landmark quality of the factory building in order to highlight the nature of the site as a major employment destination”</i> (Terry’s Development Brief rev. vers. 2009).</p> <p>The impacts of this development are currently assessed as having positive and negative impacts.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></li> <li><i>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure thee setting and context of development is complementary to the historic assets.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The findings of the EIA for the planning application remain valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> <li>Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house</li> <li>Terry’s of York Factory</li> <li>Terry’s of York Head Office</li> <li>Liquor Factory</li> <li>Time Office Block</li> </ul> <p>The EIA for the existing planning permission states that:</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	and in line with the "landscape and Setting" within the Heritage Topic Paper.	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div> <div style="background-color: #FFD700; width: 100%; height: 100%;"></div>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site.</li> </ul> <p>In addition the HIA states that there are limited views at ground level out from the site but various views of the factory can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Fulford Ings, the Racecourse, the Minster and parts of the City Walls as well as the ring-road. Development of the former Car Park should be sensitive to the views afforded from Fulford Ings lead into and out of the city. Significant internal views also exist. Development may potentially impact upon views from nearby areas of the factory and racecourse site. The heights of new builds must be checked so not to detract from the dominance/importance of these landmark structures. Inappropriate development surrounding the factory buildings may detract from their architectural significance. Development will not have a significantly detrimental impact on the open country side character element provided the tree setting is retained. This is particularly important in considering design for the former car park. Whilst the site does not form part of the rural setting, green buffering to the southern boundary may lessen the impact of the development on the rural edge. However, this should not obscure the factory buildings.</p> <p>Development in this location is likely to have positive and negative effects on the landscape.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>A former industrial site can be enhanced through re-development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<b>Summary</b>			
<p>A significant positive effect has been determined against objective 1 (housing) due to the provision of a substantial number of new dwellings and objective 5 (equality) as a result of the inclusion of affordable housing and access to facilities. No significant negative effects were identified.</p> <p>Objective 3 (education and training) was assessed as a minor positive effect due to the proximity of local primary and secondary school provisions, as was objective 9 (land use) due to the reuse of a previously developed site which requires remediation as a result of land contamination. A minor negative effect was recorded for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased vehicle movements and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of recreational facilities potential contamination issues and short term noise impacts during construction and objective 4 (jobs) due to the reduction of commercial floorspace available through the inclusion of additional housing, and the provision of a small number of jobs in new community facilities. Objective 6 (transport) was also identified as a mixed effect due to the good transport links and potential increase in local congestion, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as mixed minor positive and negative effects due to potential beneficial and adverse impacts on the conservation area and listed buildings from the completed development and removal of low quality buildings, and improvements to local character combined with impacts on views.</p> <p>A mixed minor positive and neutral effect was determined against objective 8 (biodiversity) due to the limited potential for biodiversity on a brownfield site and the proposed beneficial creation of new habitats.</p> <p>There are uncertainties over the number of houses to be included in the development, the numbers of students and jobs, the level of congestion and the amount of waste generated.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.</p>			

### Key

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

## ST17: Nestlé South

Site ref: 931 - ST17a: Phase 1 ; 932 - ST17b: Phase 2

### Overall assumption:

A planning application has been submitted for part of the site (17/00284/FULM) for Conversion and extension of the former Almond and Cream blocks to form 258no. apartments; demolition of buildings to the rear of the Joseph Rowntree Library and rear extension to accommodate concierge and community room; erection of convenience store and associated access, car parking, cycle stores and landscaping on approx 2.35ha. This application was approved at planning committee on the 15th June 2017 subject to confirmation of agreement to appropriate levels of education and open space contributions and completion of a S106 agreement relating to affordable housing provision, open space, education and highways. This is phase 1 in the Local Plan.

Officers suggest that the remainder of the overall Nestle South site (4.74ha) could be included in the Local Plan for phase 2 of the site and that it could provide up to 600 additional dwellings based on suitable density levels for this type of site. This would increase the overall quantum for the whole site to circa 860 units.

## ST17: Nestlé South

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The proposed re-development of Nestle South has planning permission for residential use on part of the site. Identifying the remainder of the site for residential use would provide 600 more dwellings on site which would be positive in the long-term for York. This is a significant re-development of part of the existing factory site in the urban area that has the potential to provide a new community and respond to mixed needs. 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. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H10) within the Local Plan and should provide around 120 additional affordable units which would also be positive in meeting the city's housing needs. This would be in addition to the contribution made by the existing planning permission.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term. The existing [planning permission includes for further convenience provision which is positive in local service provision in the medium to long-term and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</li> <li>The existing permission will provide additional facilities to provide for the growth of population on the site.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> </ul>

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2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="background-color: #90EE90; padding: 5px;">+</span> <span style="background-color: #FFD700; padding: 5px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to amenity greenspace, allotments (within 100m) and semi-natural open space (within 400m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The uplift in housing numbers on this site would mean that an additional amount of open space is provided to ensure there is adequate open space for all.</p> <p>This development should support walking and cycling within the site given its urban location and connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. Currently there are both cycling and pedestrian route which go to the city centre.</p> <p>There are existing doctors and dentists in the vicinity of the site. In addition the site is within close proximity of York Hospital (within 400m) as well as a private hospital (to the east of the site). The existing permission plans in various community facilities to support the new and existing population although this should be revisited at to establish commensurate need with an uplift in dwelling numbers and undue pressure is not placed on existing healthcare facilities. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents' health. It is assumed that contamination issues will be dealt with as part of the planning permission and the ongoing masterplanning of the site.</p> <p>There are likely effects on neighbouring residential areas for the duration of the construction period relating to noise, air quality and vibrations. The Any impact is likely to be commensurate with the proximity/location of the development on site predominantly in connection to factory noise. These effects should be planned to be offset through design. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of open space and site construction.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Issues regarding noise and contamination have been dealt with through the outline application for the entire site.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of open space will be subject to masterplanning.</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The site has a primary school within 800m although the capacity needs to be established. The existing permission includes for the provision of a nursery in addition to an existing nursery within 400m, which would be positive for any residents living on this site. There is no secondary school within walking distance and therefore this would need to be connected via sustainable transport routes.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct and occupy the development. The removal of the commercial element from this scheme may reduce these opportunities in the long-term.</p> <p>It is anticipated that this should have a minor positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity and provision to be agreed in conjunction with the Council..</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>Part of the site has recently received planning permission for residential use. The factory buildings and the site remain vacant. This whole site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community and convenience facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Wigginton and Haxby Road helping to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive long-term direct effect on this objective although this is mixed with a negative effect to reflect that jobs are being re-provided on site.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

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	<ul style="list-style-type: none"> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would have a target to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall would require additional facilities to be considered on site such as convenience and health facilities. Community and convenience provision has already gained planning permission. There are also existing facilities just within 250m on Haxby Road (to the south west of the site) and within 500m to the east 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 beneficial to ensure that increased pressure is not placed on existing facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></li> </ul>

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<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a high frequency bus route and non-frequent bus route directly into the city centre both Wigginton Road adjacent to the western boundary and Haxby Road which runs down the eastern boundary. The site is also within 15 minutes cycle of the train station. 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. There are good existing pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site has good access to existing facilities on Haxby Road (within 250m) which would be positive for the short-term. The cumulative increase due to this uplift in housing numbers would require additional facilities on the site. Community and convenience provision is already granted permission. Facilities provision should be revisited in future applications to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable,</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also 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 greenhouse gases and ultimately, climate change.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be</p>

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	<p>low and zero carbon technologies;</p> <ul style="list-style-type: none"> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="background-color: #90EE90; text-align: center;">O</p> <p style="background-color: #FFD700; text-align: center;">+</p>	<p>used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV and medium potential for ground source heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and</li> </ul>	<p style="background-color: #90EE90; text-align: center;">O</p> <p style="background-color: #90EE90; text-align: center;">+</p>	<p><b>Likely Significant Effects</b></p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations and does not connect to any green infrastructure corridors. Sensitive lighting on the development is considered to be required through the existing planning consent to minimise disturbance to species within the area.</p> <p>Given the former factory use of the site, there is an opportunity for enhancement where a scheme to increase biodiversity and connectivity to the wider natural environment could be integrated.</p> <p>Taking into consideration the findings of the evidence accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Biodiversity will improve from the current baseline.</i></li> </ul>

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	<p>the natural environment;</p> <ul style="list-style-type: none"> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<ul style="list-style-type: none"> <li><i>The biodiversity value of the site is limited, although it is acknowledged that brownfield sites can have significant biodiversity value.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<b>+</b>	<p><b>Likely Significant Effects</b></p> <p>Redevelopment of this 7 ha brownfield site is positive for using previously developed land. The planning permission's EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>In the long-term this should have a positive impact.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<b>-</b>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p>

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			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> </ul>	O	<p><b>Likely Significant Effects</b></p> <p>Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are. The city centre AQMA is within 500m to the south of the site.</p> <p>As part of the 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. This concluded that <i>"The planning application air quality assessment scoped out demolition and earth works effects and effects on ecological receptors. Negligible risk from construction and track out on human health receptors. Low risk was concluded for dust soiling from construction and trackout. Following the implementation of best practice mitigation measures no significant effects are predicted. Overall, air quality impacts of the Development on new and existing receptors are considered to be acceptable in terms of protecting human health and ecosystem function"</i>.</p> <p>To ensure this is still the case with an increased amount of housing, further air quality assessment would be required. Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p>Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are provided to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>On balance this site is appraised to have a neutral effect subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site associated with any further development</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>evidence assessed as part of the approved planning permission is accepted and remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<b>0</b>	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. 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). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The impact on this objective should therefore be significantly positive in the long-term subject to the design and implementation of surface water management strategies.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

### ST17: Nestlé South

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The EIA accompanying the existing planning permission identified key heritage assets contained in and around the site. The Joseph Rowntree Memorial library (Grade 2 listed) 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.</p> <p>The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures.</p> <p>The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The Heritage statement produced as part of the approved planning applications concluded that  <i>“This Heritage Statement has established that the Haxby Road frontage is the principle heritage feature of the Site and acts as a landmark building within the Nestle/Rowntree Conservation Area. This incorporates not only the six storey Almond and Cream Block, but the Joseph Rowntree Memorial Library, the railings, clocks and planting which together define views along Haxby Road and across the Conservation Area.”</i>  <i>Apart from within the library, there are very few internal features of historical value that survive, but it is recommended that where possible these should be retained, reused, or carefully considered to inspire new elements of the refurbishment that is being propose</i></p> <p>The construction of buildings will have had a negative effect on any surviving archaeology. There is no known archaeology on the site but the area was agricultural land until the creation of the factory and therefore pockets of archaeological deposits may survive on site. Further archaeological investigation by watching brief or trial trenching is needed to assess the nature and significance of any remaining archaeological deposits.</p> <p>The impacts of this development are currently assessed as having positive and negative impacts given the current uncertainty over design.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</li> <li>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure the setting and context of development is complementary to the historic assets and new development does not detract from the landmark buildings.</li> </ul>

## ST17: Nestlé South

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The findings of the Heritage Assessment for the planning application remain valid and applicable to development across the site.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The HIA concludes that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) also remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures. Planning permission for change of use of the former Almond blocks has been accepted with evidence suggesting that the development will respect the scale and character of the existing site.</p> <p>The extant industrial buildings on site form an important part of York's heritage/townscape relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The HIA has identified that this site may offer enhancement for the landscape in this area from its redevelopment, particularly in positively contributing to the green infrastructure network in this area including Bootham Stray. This is dependent upon implementation of appropriate masterplanning.</p> <p>Development in this location is likely to have positive and negative effects on the landscape..</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>A former industrial site can be enhanced through re-development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</li> </ul>
<p><b>Summary</b></p> <p>Effects on objective 1 and 5 have been assessed as significant positives because development of a site of this scale will make a major contribution to meeting the city's housing needs and 20% of the dwellings are required to be affordable housing.</p> <p>Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision. Redevelopment does mean the loss of vacant factory buildings on site for the provision of housing but jobs will be created during construction and local services/ facilities will likely expand long term to meet new demand, hence the mixed minor positive and minor negative for objective 4. Objective 7 is both minor positive and minor</p>			

## ST17: Nestlé South

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objectives 14 and 15 are both minor positive and minor negative because inappropriate development would disrupt the historic setting and built landscape but there is potential for development of the site to make a positive contribution to the local green infrastructure network. Objective 2 has been assessed as both minor positive and minor negative as the site has good walking/cycling links, is close to medical facilities and well served by green space. However planning / management is required to avoid overwhelming local facilities in the medium to long term. Also, ground contamination is an issue and noise / air pollution will increase after development. Objective 6 is also minor positive and minor negative because whilst the site has good soft transport links that enable impacts to be mitigated, the increase in population density will likely add to congestion overall.</p> <p>There is a minor positive effect on objective 9 as this is redevelopment of a brownfield site however some ground contamination will have to be dealt with before this proceeds.</p> <p>Objectives 10 and 11 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that the volume of waste generated will decrease or that water quality will improve during construction or later occupation.</p> <p>Effects on objective 8 are likely to be minor positive or insignificant given that the Brownfield land is of little to no ecological interest currently but has the potential to contribute to wildlife corridors in future.</p> <p>Effects on objective 12 are uncertain as development will likely negatively impact the AQMA nearby but eventual impacts are to be determined through masterplanning / further assessment and ultimately the behaviour of residents.</p> <p>Assuming sustainable drainage solutions are found redevelopment should have no significant effect on objective 13 as the site is in an area of very low flood risk.</p>

Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>The site south of Elvington Airfield is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	- 0	<p><b>Likely Significant Effects</b></p> <p>The development of the site would be subject to policies within the Local Plan sustainable travel modes. The site currently has access via cycles routes and park and ride service. Enhancements to the road network may be necessary for the safety of workers.</p> <p>There is no access to doctors within 800m of the site although access to communities facilities may not be required as part of employment use.</p> <p>The existing Northminster Business Park is adjacent to the North. This site may be subject to existing noise and contamination. Further assessment of ground conditions is required although, given this is predominantly existing arable land, it is anticipated that contamination on site will be low.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park.</p> <p>It is anticipated that a neutral to minor negative effect will arise on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A noise assessment and strategy would be required.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>That the contaminated land assessment relates to the extent of land proposed for allocation.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development is expected to generate around 700-4100 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success and expansion of businesses on the existing business park.</p> <p>It is considered that the range of uses proposed for this site (B1c/B2/B8) will not detract from the city centre and may offer expansion to existing uses on the business park. The site may also be suitable for an element of B1a uses offering alternatives to other city locations.</p> <p>The site also has good access onto the A59 and York Ring-road which allows good access for any HGVs.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon</i></p>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<i>the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration and mitigation if necessary.</p> <p>The site is located in close proximity to the Poppleton Bar park and Ride which is a frequent bus service to the city centre. In addition, the site is connected by cycles routes and has Poppleton train station within 1km of the site. This means the site is accessible by sustainable transport modes.</p> <p>Access to the site would be via the existing Northminster Business Park entrance to the A59 and detailed consideration will need to be given through a Transport Assessment and Travel Plan to promoting sustainable transport choices and ensuring good pedestrian and cycle links. This promotion of sustainable travel should be employed on site to minimise car trips using sustainable travel plans for new business.</p> <p>A positive effect is therefore anticipated for the site given the site's accessibility..</p> <p><b>Mitigation</b></p>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>A Travel Plan should be prepared for consideration as part of any planning application submission.</li> <li>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The bus network, cycle paths and train station remain available..</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration. The site has access to sustainable transport modes and the uptake of these would impact on the scale of emissions from car travel.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A negative effect is therefore anticipated for climate change.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A Travel Plan should be prepared for consideration as part of any planning application submission.</li> <li>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</li> <li>Use BREEAM to ensure construction of buildings is high quality and sustainable.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Government standards for buildings will continue to apply.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of renewable energy feasible on site is uncertain.</li> </ul>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	?	<p><b>Likely Significant Effects</b></p> <p>The site is not within proximity of designated nature conservation sites. The nearest SLI (Wheatlands Reserve) would not be negatively impacted as a result of development.</p> <p>The site is arable land but is bordered by mature vegetation and hedgerows. Further ecological investigation is required to understand the likely impacts.</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not likely be a permanent effect subject to occupation of the site.</p> <p>An uncertain effect is identified following the requirement for further understanding of ecological issues. .</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Further investigations are required to ensure identify biodiversity issues and potential mitigation.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>The site is in an area of grade 1 and grade 3 agricultural land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>There is potential from some contamination from adjacent uses but this is anticipated to be minor. Further ground investigations are required.</p> <p>No effects on allotments or mineral resources are anticipated given the site is identified for employment use and not subject to provision of openspace policy.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Ground conditions survey required to identify, if any, contamination and associated mitigation..</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<b>Likely Significant Effects</b> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <b>Mitigation</b> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

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(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and remediation phases is unknown.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>There are no AQMAs within proximity of the site. However development of this site has the potential to increase additional traffic which may have cumulative impacts on existing routes such as the A59 and A1237 (ring-road) which are both adjacent to the site..</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There are a number of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated due to the increase in construction emissions and traffic movement as a result of development, in addition to the expected uptake of sustainable transport.</p>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that the development will adhere to air quality policies in the Local Plan.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Flood Risk Strategy (2015). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site. The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</li> <li>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The development of the site would require mitigation for surface water.</li> <li>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage,	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The Heritage Impact Assessment identified that this site has no known archaeological evidence. Higher ground may have proved favourable in early periods. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. Archaeological investigations are required to establish potential on site.</p>

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
character and setting.	<ul style="list-style-type: none"> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>		<p>The HIA also identified that design of buildings will be important for the site. For example Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties and Knapton village. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Development will also reduce the distance between urban nature of the business park and Knapton village to the east, albeit with the ring-road between the two.</p> <p>The site has been assessed as having a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>This site forms part of an extension to an existing employment site, albeit lying outside of the existing site to the south.</p> <p>The HIA identified that the development of this site would reduce the distance between Northminster Business Park, Knapton and Upper Poppleton. In addition, the rural setting of York as viewed from the ring road in this area will be adversely affected by further development. Northminster Business Park has already impacted upon this to some degree. A landscape assessment is required to ensure that development identifies key receptors and issues as well as identify appropriate mitigation.</p> <p>The site has existing mature hedgerows and vegetation to boundaries which should be retained to help mitigate adverse effects of development.</p> <p>The site is assessment as a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Landscape assessment and mitigating measures are required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<b>Summary</b>			

## ST19: Northminster Business Park

(Site ref: 857)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Objective 4 is a significant positive as the site will support a high number of jobs long term and construction itself will create some jobs in the short term.</p> <p>Objective 9 is assessed as a significant negative effect as development will mean the loss of agricultural land.</p> <p>Effects on objective 6 are minor positive because whilst the new use will increase traffic to the area the site has good cycle links, Poppleton train station and Poppleton Park and Ride are nearby. Objective 3 is a minor positive because the businesses that occupy the site long term will provide some training opportunities and the construction itself may provide a small number during construction.</p> <p>Objective 7 is minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy the development will certainly be more energy intensive, and therefore have higher emissions, than the current agricultural use. Objectives 14 and 15 are minor negative because development of the site could negatively impact Knapton and the general setting of York if poorly designed.</p> <p>Objectives 10, 11 and 12 are assessed as minor negative effects because the conversion of land use from agricultural to employment use will increase the density of development. Though all of these impacts can be mitigated to some extent the water quality is going to remain constant at best, the volume of waste generated will increase and air quality will decline both during construction or later occupation.</p> <p>The site will have no significant effect on objectives 1 or 5 as it is being put forward for employment not housing. Nor will it have any significant effect on objective 13 as the site is an area of very low flood risk.</p> <p>Objective 2 is assessed as a minor negative / effect because there is no provision of medical or community but this is not of major importance given the sites use for employment. The minor negative is because of potential noise pollution or ground contamination from the existing Northminster Business Park.</p> <p>Effects on objective 8 are uncertain because further ecological work is required to understand the ecology on site and likely impacts of development.</p>

(Site ref: 955)

## ST20: Castle Gateway

### Overall assumptions

The Castle Gateway area, previously referred to as 'Castle Piccadilly' or 'Southern Gateway', sits largely within the city walls on the site of the former York Castle where the River Ouse and River Foss meet. The area covers the length of Piccadilly, the Coppergate Shopping Centre, Clifford's Tower and the Eye of Yorkshire, and runs through to St George's Field and the Foss Basin.

Regeneration of Castle Gateway provides an opportunity to create a mixed use development with retail, leisure and residential uses that complement and build on the vitality of the city centre, improving the historic setting of Clifford's Tower and the quality of public space and accessibility throughout the area.

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
		+	○	
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	+	○	<p><b>Likely Significant Effects</b></p> <p>Residential development would be supported on Castle Piccadilly alongside a mix of other uses as part of an area of opportunity for sustainable regeneration. Specific levels of housing are not specified for this site given that it could support mixed use. Locating residential development in this location however would provide dwellings in close proximity to a range of services and facilities within the city centre, the majority of which would all be within 400m.</p> <p>Overall, this site has been assessed as having a permanent positive effect on this objective as well as a potential neutral effect should residential development not be delivered in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing mix developed on this site will be subject to masterplanning.</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to openspace / multi-functional openspace;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Castle Piccadilly is an area of opportunity within the city centre. It has access to a number of healthcare facilities within proximity as well as city centre openspace such as Rowntree Park (800m). It is also highly accessibly and would support walking and cycling given its location. It would connect well to any existing routes within the vicinity to create sustainable routes to existing facilities. Interconnected cycle and pedestrian networks exist on the road frontage.</p> <p>The location of the site within the city centre may lead to some impact from noise arising from commercial and traffic uses. A balance would need to be made between uses on site to ensure that no adverse effects to well-being of residents or workers occurred. Also, the site is within the City AQMA. Development in this location would need to ensure no adverse effects to air quality.</p> <p>This is a brownfield site which has been used for mixed use (retail, car park, warehousing). In addition, the on-site heritage asset of Cliffords Tower has a long history of military use. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects.</p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Development would need to minimise effects on air quality and mitigate noise to avoid effects on peoples health and well-being.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of openspace will be subject to masterplanning.</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<p>+</p> <p>-</p>	<p><b>Likely Significant Effects</b></p> <p>Educational provision will need to be in line with policies set out in the Local Plan. Provision for education would only be relevant should a proportion of the site come forward for development. The site is within proximity of a number of primary schools, one of which is within 400m of the wider site boundary, which is positive for this objective although capacity would need to be established.</p> <p>The site is within proximity of a number of primary schools which is positive for this objective.</p> <p>Mixed use development of this site is likely to provide long-term jobs on site in the long-term. There would also be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of uses to be brought forward for development.</li> <li>The level of demand which may arise for school places as a result of any residential development.</li> </ul>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>This is a city centre site with support for mixed use regeneration. It is located adjacent to other retail and leisure functions within the city and would capitalise on existing linkages as well as extend the retail/business function of the city centre. This would not only provide jobs in the long-term but also support the vitality and viability of the city centre in the long-term.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training, dependent upon market forces.</p> <p>Should it provide residential development on site, it would support the housing of the local workforce within the city helping to support the overall economy.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type of uses on the site is yet to be determined.</li> <li>The number and type of jobs to be provided as well as their timescales is uncertain and will be dependent upon the works/occupation of the site.</li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce</li> </ul>	+ ?	<p><b>Likely Significant Effects</b></p> <p>This is a highly accessible site within the city centre. There are frequent and non frequent bus routes which stop within the boundary of the site, including 4 park and ride buses. In addition it is well connected to the city centre via pedestrian routes, which is likely to enable access for all.</p> <p>The impacts on this objective are largely dependent upon the uses on the site. Therefore there is also some uncertainty in relation to meeting this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>		<ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site has access to both frequent and non-frequent routes going to a variety of locations into and out of York, which could be used without further infrastructure improvements. This includes 4 park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York.. In addition the train station is within 10 minutes walk which means that, for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the city centre making this a highly sustainable and accessible location.</p> <p>As part of the redevelopment access by car may become limited. This would have positive effects on congestion within the city centre. Some parking would need to be retained for people with accessibility issues.</p> <p>This site has been identified to a significant positive on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of congestion as a result of this development and as a result of its occupation.</li> <li>The behaviour of future occupiers and their travel needs.</li> </ul>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is</p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>likely to not incur significant additional trips.</p> <p>Usually 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 minimise emissions. Water source heat pumps off either the Ouse or the Foss may be viable however the fact that the majority of the site falls within the city walls and thus conservation zones would likely curtail opportunities for renewables in order to avoid disrupting the sky-line/ cityscape.</p> <p>All building conversions as well new build property should aspire to high quality design and construction techniques. As such, all new non-residential buildings with a total internal floor area of 100m<sup>2</sup> or greater should achieve BREEAM 'excellent' (or equivalent); conversion of existing residential buildings or change of use to residential should achieve BREEAM domestic refurbishment 'very good'; non-residential conversions or change of use will need to achieve BREEAM 'excellent' and new build residential property should comply with Part L1A of the Building Regulations (as they are updated).</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy and ensuring access for soft transport modes. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Any residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of effects as a consequence of occupation is unknown.</i></li> </ul>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> </ul>	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #FFFF00; margin-right: 5px;"></div> </div>	<p><b>Likely Significant Effects</b></p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>This is a brownfield site in the city centre which is currently likely to have limited biodiversity assets on the area of hardstanding. However, the River Foss crosses from north to south through the site and is considered as a Regional Green Corridor as well as a Site of Local Interest. Any</p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<p>development would need to ensure this is sensitively included within any masterplanning for the site. The Biodiversity Action Plan (2013) states that the river itself has quite high nutrient levels whilst its floristic diversity is limited and has declined, it is still important for the movement of wildlife into the urban area. It is particularly important for otter and water vole and is also likely to be significant for bats. There may be opportunities for enhancement in this location prior to the rivers confluence with the River Ouse.</p> <p>Further evidence would be required to more fully determine impacts on biodiversity and therefore this site is scored as uncertain and potential negative.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>N/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>N/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.</li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective.</p> <p>The site has been used for a range of purposes and there is therefore a risk of land contamination. Further ground investigations would be required to establish this.</p> <p>This site is scored as significantly positive due to the sites brownfield land status and the potential for regeneration to remediate any contamination on site.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A full ground conditions survey will be required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Ground conditions are unknown without further investigation.</li> </ul>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Given that the River Foss runs through the middle of this site and there are identified ecological benefits connected with this, any future proposals would need to ensure that there are no adverse effects to the river.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating</li> </ul>	+    - -	<p><b>Likely Significant Effects</b></p> <p>The site is within the City Centre AQMA. Development in this location would need to ensure no adverse effects to air quality through its redevelopment. Redevelopment of this site may have a positive outcome for this given that it has existing access to facilities and sustainable transport provision within a short-distance enabling people to use alternatives to the car however redevelopment of unoccupied and derelict buildings is likely to increase overall population density in the city and place greater strain on transport capacity.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the</p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>development where it could negatively impact on air quality;</p> <ul style="list-style-type: none"> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	---	<p>citywide low emissions policy with the incorporation of low emissions technologies. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of occupants in the long-term.</p> <p>Overall development of this site could impact both positively and significantly negative on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	---	<p><b>Likely Significant Effects</b></p> <p>This site incorporates high flood risk areas to the eastern side of the river (Flood zone 3a), medium risk (flood zone 2) along the banks of both the Foss and Ouse, with predominantly zone 1 to the western of the River Foss which is at very low risk. The SFRA (2013) sets out that suitable development for flood zone 3a includes some commercial uses as being water compatible in this location. Other uses may be subject to an exceptions test.</p> <p>Given that this is a brownfield site, surface water runoff rates for developments in this zone should be, where practicable, restricted to either existing run-off rates or would need to be based on 140 l/s/ha, in accordance with The Building Regulations 2007, Part H.3, with a reduction of 30% in runoff.</p> <p>A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as significant negative due to the areas of high and medium flood risk, work is ongoing to identify drainage solutions.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water.</i></li> <li><i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i></li> </ul> <p><b>Uncertainties</b></p>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	- ?	<p><b>Likely Significant Effects</b></p> <p>This site is adjacent to significant designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include Clifford's Tower (SAM), The Eye of York/ Castle Museum and Fairfax House (Grade 1 listed building). The city centre location for this site also means that there are other significant heritage assets within close proximity including medieval and 18<sup>th</sup> century buildings and it sits within a designated area of archaeological importance (AAI). The setting of these heritage assets will be important when considering any regeneration of the site. The HIA confirms that:</p> <ul style="list-style-type: none"> <li>There are views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) identified in York Historic Core Character Area Appraisal (YHCCAA Key View 15 and 16). There are also local views across the Eye of York area of Clifford's Tower and River Foss. Inappropriate development may restrict or remove existing views causing harm to the setting of area within the historic core. Where this may impact upon key views the threat becomes more significant. Opportunities from development of this site are also identified should regeneration reveal new views of the River Foss and the Castle area from Piccadilly.</li> <li>Inappropriate development may detract from the most significant buildings in the area. The buildings of highest significance in this area are protected through listing. However, re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general. Development should be sympathetic in scale and material to buildings of significance. Sympathetic styles, scale, material and appropriate layout of new builds required in relation to listed and scheduled monuments.</li> <li>Potential loss of 20<sup>th</sup> century buildings on Piccadilly will remove an element of the architectural legacy in this area. New buildings will add to legacy and there is therefore an opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.</li> <li>Archaeological investigations have revealed a wealth of features and deposits across this site dating from the Roman period to present day, in addition to the visible heritage assets in the area. There is the potential for further archaeological deposits to remain in undisturbed pockets of land across the site. This area is also York's most significant in terms of Anglian (potential) and Anglo- Scandinavian archaeology. Extensive remains of the settlement of Jorvik were excavated during the re-development of the Coppergate area (included within the boundary of this opportunity area). This provided the basis for one of York's biggest tourist attractions – The Jorvik Viking Centre. Any development in this area has the potential to have a negative impact upon archaeological deposits. Non-intrusive archaeological investigation and analysis of previous investigations should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. Appropriate archaeological investigation such as trial trenching will be needed to assess the nature and</li> </ul>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>significance of any archaeological deposits on site and inform mitigation strategies.</p> <p>On balance there is potential for this site to have significant negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both negative and uncertain effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>N/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Further analysis is required to understand the specific views into/out of the site.</i></li> <li>• <i>Further understanding of the archaeology of the site need to be undertaken prior to regeneration.</i></li> <li>• <i>Types of uses and their scale/massing are currently unknown.</i></li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	+	-	<p><b>Likely Significant Effects</b></p> <p>This area of the city offers a rich and diverse townscape of historic value. The Heritage Impact Assessment concludes that regeneration of this area has the potential to both harm and improve this urban landscape.</p> <p>The west side of the opportunity area offers significant heritage assets and landmark monuments as well as existing 20<sup>th</sup> century retail. There are small squares as the one created by the Coppergate centre and the much grander Eye of York. In contrast Piccadilly is a broad, generally straight street leading towards Parliament Street (centre of the city) from the Fishergate area outside of the city walls comprising primarily of retail frontages although one of its key features is the Grade 1 list Merchant Adventurers Hall. Whilst they are slightly different in character, the whole site offers a mixture of 20<sup>th</sup> century industrial and commercial buildings alongside medieval buildings, ancient monuments and 18<sup>th</sup> century civic buildings. The most historic of these buildings adjacent are listed and will therefore remain as part of any re-development. Inappropriately scaled buildings or poor architecture may threaten this element to urban form and large scale re-development may result in the loss of some of the rich townscape element.</p> <p>A number of opportunities for this area have been identified which may help enhance the landscape in comparison to the existing baseline:</p> <ul style="list-style-type: none"> <li>• Elements of the industrial past of this area could be represented in the new development;</li> <li>• Opportunity to improve Piccadilly through tree-planting and public realm enhancement</li> <li>• Opportunity to re-vamp the squares in this area in particular the one formed by the Coppergate centre.</li> <li>• Opportunity to create new public space around Clifford's Tower.</li> <li>• Opportunity to create good quality shop fronts to modern buildings.</li> <li>• Opportunity to strengthen this element of urban form using strong architecture at the right scale.</li> </ul>

## ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>• Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate.</li> <li>• Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area.</li> <li>• Opportunity to increase public access to the river.</li> </ul> <p>On balance, there are likely to be both positive and negative effects through the regeneration of this character area.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>

### Summary

Significant positive effects have been identified against SA Objective 4 (jobs) as a result of the provision of short term and permanent jobs associated with this City Centre regeneration proposal. . Objective 6 (transport) was also recorded as a significant positive effect due to the available modes of sustainable transport which would support a reduction in car use, in addition to objective 9 (land use) as a result of the reuse of previously developed brownfield land. The regeneration of a brownfield site and the potential for its remediation (should it be contaminated) was assessed as a significant positive against Objective 9 (Land Use). In addition to the significant positive effect, an uncertain effect was also recorded against objective 9 (land use) due to the uncertainty relating to ground conditions as a result of known historic contamination. No significant negative effects have been identified.

A minor positive effect has been determined against objective 1 (housing) since residential development would be supported as part of a mixed use city centre development. However this positive affect is based upon a presumption that residential development will come forward as part of the proposals. Positive effects have also been identified against SA Objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development.

Objective 13 has been assessed as significant negative(flooding) due to areas of high and medium flood risk on site.

Objective 2 (health) has been assessed as a mixed minor positive and negative effect due to access to open space and outdoor activities and potential noise issues from commercial uses and traffic. A mixed effect was also identified for objective 12 (air quality) due to the expected uptake of sustainable transport benefiting local air quality and the potential impacts on the City Centre AQMA (which the site is within) and objective 15 (landscape) due to the benefits for compactness, however inappropriate development may threaten the rich townscape character around the site.

A mixed minor negative and uncertain effect was recorded for objective 14 (cultural heritage) due to potential impacts on the setting of heritage assets and the uncertain presence of archaeological features or deposits. A mixed negative and uncertain effect was recorded for objective 8 (biodiversity) due to the limited biodiversity anticipated on a brownfield site plus the uncertain effects on the nearby designated sites. The development of this site would need to accord with those green infrastructure policies contained with the draft Local Plan.

### Key

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

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>The site south of Elvington Airfield is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There is no access to doctors within 800m of the site although access to community facilities may not be required as part of employment use.</p> <p>A geoenvironmental report produced on behalf of an application on the site has identified that Plots B, F and York Malling contain no significant hydrocarbon contamination and no sources of contamination were encountered. A programme of gas monitoring is underway and this will inform the preparation of a gas risk assessment report.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park.</p> <p>It is anticipated that a minor negative effect will arise on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A noise assessment and strategy would be required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>That the contaminated land assessment relates to the extent of land proposed for allocation.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development is expected to generate around 360-1250 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success.</p> <p>It is considered that the range of uses proposed for this site (B1b/B1c/B2/B8) will not detract from the city centre and may offer expansion to existing uses on the business park..</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>
5. Help deliver equality and	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the</p>

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
access to all.	across the city; <ul style="list-style-type: none"> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>		development. As such, this has been determined as a neutral effect on this objective. <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration.</p> <p>There is no access to frequent or non-frequent bus routes in vicinity of this site. It is considered that there are limited public transport options to enable a modal shift enough to minimise use of the car. Pedestrian links and cycle routes are also limited.</p> <p>As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>A significant negative effect is therefore anticipated for the site given limited sustainable access and reliance on car trips.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A Travel Plan should be prepared for consideration as part of any planning application submission.</li> <li>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Improvements to the bus network do not improve over time.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration.</p> <p>The site is identified as being remote from bus routes (both frequent and infrequent) and cycle paths. As such it is anticipated that there</p>

# ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>renewable, low and zero carbon technologies;</p> <ul style="list-style-type: none"> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>		<p>will be a reliance upon travelling to the site by private car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A significant negative effect is therefore anticipated for climate change.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A Travel Plan should be prepared for consideration as part of any planning application submission.</li> <li>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</li> <li>Use BREEAM to ensure construction of buildings is high quality and sustainable.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Government standards for buildings will continue to apply.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of renewable energy feasible on site is uncertain.</li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The proposed development site is located in proximity to Brinkworth Rush Site of Importance for Nature Conservation (SINCs). The promoter of the site has had an ecological survey undertaken which has identified that part of the SINC is of city-wide nature conservation importance of its species-rich neutral grassland and fen meadow.</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not likely be a permanent effect subject to occupation of the site.</p> <p>The developer has identified that a survey in 2008 recorded an exceptional population of great crested newts occurring within ponds surrounding the business park. An amphibian survey has identified that a license is likely to be required from Natural England to ensure that any development has no adverse effects upon the population of great crested newts. The survey recommends mitigation measures including the creation of ponds and terrestrial habitat to maintain and potentially enhance the population of great crested newts.</p> <p>A badger survey undertaken in 2005 identified that the nearest sett on site was remote from any development proposals. It is anticipated that this assessment will need to be updated to support any future planning application submission for the site.</p> <p>To the north of the site is Elvington Airfield which is a SINC/candidate SINC in its entirety. Its value is both in its grasslands with its associated invert fauna (designated) and for birds (candidate), both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and</p>

# ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. Natural England considers that the species on site link to the Lower Derwent Valley SPA.</p> <p>Any development would need to identify the potential impact of the application site in light of the surrounding identified biodiversity which is identified as importance. Disturbance from people is likely to be limited given that it is proposed employment use.</p> <p>As such, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maintain the integrity of the SINC appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i></li> <li><i>The phasing of the development should take account of lifecycles of key species on site and in the adjacent protected areas.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>That the mitigation measures identified within the amphibian survey are adopted.</i></li> <li><i>That there will be no direct or indirect effects upon existing or proposed nature conservation sites.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>The site is an area of grade 3 agricultural land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of gas monitoring and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated given the site is identified for employment use and not subject to provision of openspace policy.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A gas risk assessment should be produced to support a planning application.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<b>Likely Significant Effects</b> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <b>Mitigation</b> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and remediation phases is unknown.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is located over 500m away from the site, however this has the potential to be affected by the additional traffic generation from the completed development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There is a lack of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated due to the increase in construction emissions and residents' traffic movement, in addition to the expected uptake of sustainable transport.</p>

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Assumed that the development will adhere to air quality policies in the Local Plan.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Flood Risk Strategy (2015). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site. The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</li> <li>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The development of the site would require mitigation for surface water.</li> <li>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage,	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An archaeological assessment undertaken on behalf of the developer has concluded that the archaeological potential of the site is considered to be fairly low. However, based upon evidence from the surrounding area, it is possible that remains of prehistoric, Roman or medieval date may be present. Crop mark evidence has recorded the presence of boundaries and enclosures to the south of</p>

## ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
character and setting.	<ul style="list-style-type: none"> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>		<p>Elvington Airfield. These are likely to represent agricultural field systems dating to the late prehistoric to Roman periods. No ridge and furrow field systems are within the boundaries of the proposed development site.</p> <p>The archaeological report and HIA identifies that the site falls within the former Elvington Military Airfield used in World War Two and during the Cold War.</p> <p>The HIA has identified that development could have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity. Accordingly the site has been assessed as having a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>This site forms part of an extension to an existing employment site, albeit lying outside of the existing site. Any development will therefore bring commercial development closer to existing farmsteads. The HIA has concluded a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Landscape assessment and mitigating measures are required.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

# ST26: South of Airfield Business Park

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<b>Summary</b>			
<p>The proposed development has resulted in significant positive effects being recorded against Objective 4 (jobs) due to the potential for the site to deliver between 360-1250 long term jobs which would have a significant benefit for employment and economic growth.</p> <p>Significant negative effects have been identified against Objectives 6 (travel) and 7 (greenhouse gases) due to the lack of sustainable transport options available to access the site. The GIS assessment identified a lack of frequent and non-frequent bus services and no cycle lanes in proximity to the development site. In bring this site forward, the developers should produce a Sustainable Transport Plan.</p> <p>The development has been assessed as having a minor positive effect against Objectives 3 (education and training) during the construction period and future operation, although both opportunities will depend upon training opportunities promoted by employers.</p> <p>Negative effects has been assessed against Objective 2 (health) due to the lack of doctors and proximity to public open space (Wheldrake Wood is nearby there are no direct public rights of way to this site). A minor negative effect has also been assessed against Objective 8 (green infrastructure) due to the proximity to an existing SINC. Objective 10 (water efficiency) has been appraised as a minor negative effect due to the increase in water demand and consumption associated with new development. Objective 11 (waste) has also been assessed as a minor negative effect due to the increase in waste generation from construction and the occupants.</p> <p>In accordance with the findings of the HIA, Objectives 14 and 15 have been assessed as having a minor negative effect due to the low archaeological potential of the site.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques. Neutral effects were also identified for objective 1 and 5 given this is an employment site.</p>			

**Key**

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

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>There is access to existing open space at the development which would help support the promotion of indoor and outdoor leisure activities, including at the University's sports centre, and a healthier lifestyle. The inclusion of cycle and pedestrian routes to and within the development would help to support an active lifestyle.</p> <p>The site includes the existing university campus as well as new parcel to the south and there are also a number of residential properties near to the site. There is the potential for short and longer term noise disturbance and loss of amenity for these receptors.</p> <p>The combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be assessed.</p> <p>There are no noted concerns regarding land contamination.</p> <p>Healthcare facilities are currently under construction within a minimum distance of 700m of the site.</p> <p>Overall this has been assessed as a mixed minor positive and negative effect against this objective.</p>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Noise levels at the development should not exceed those noted above.</li> <li>An assessment of the impact of vehicle noise would be required.</li> <li>Open space and pedestrian and cycle routes should be included in the development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of open space to be included in the development is uncertain.</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>The provision for employment land would be delivered on an extended University of York Heslington east Campus. It is proposed for B1b which would support and potentially expand existing research functions in connection with the University and York Science Park. It is also proposed that it may be suitable for B1a, B2 and B8 where it fits for science park uses.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct and occupy the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development, particularly given that this is going to be in connection with and supported by the University of York.</p> <p>There are no nursery provisions within 800m of the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of skill enhancement and employment opportunities is not certain.</li> </ul>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development is expected to generate 460-1800 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success through the delivery of this site in conjunction with the delivery if the existing University of York and its Heslington East Campus. It is proposed for B1b which would support and potentially expand existing research functions in connection with the University and York Science Park. It is also proposed that it may be suitable for B1a, B2 and B8 where it fits for science park uses.</p> <p>Initial economic evidence prepared by the site promoters states that this site would also help to deliver regional aspirations set out by the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Zones which both identify that the University of York is a regional asset "with research and innovation strengths in new technologies and strong links with business". It is further considered that the allocation of additional land is will help enable and ensure the delivery of 25ha of employment land already granted consent to help meet strategic employment requirements.</p> <p>There are several options for sustainable travel to the northern end and centre of the existing campus development, which mean that it is a accessible location and would promote low carbon commuting and travel. This includes frequent and non-frequent bus routes connecting to the city centre.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>As the development is envisaged for B1a/B1c uses there is not anticipated to be new services or facilities included in the development in addition to those already on the campus. As such, this has been determined as a neutral effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>		<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes adjacent to the northern boundary and the centre of the site. In addition, the site is within 400m of a Park and Ride stop site. There are cycle routes through the Campus and on adjacent roads. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The size of the employment development may generate additional car journeys which could result in additional peak hour traffic follow onto sections of the A1079. Additional impacts on the strategic road network would require consideration by the CYC/ Highways Agency.</p> <p>Access to this site would be need to be constrained by the same transport planning conditions under which the original outline planning consent was granted to minimise additional impact on the transport network. Access to this extension would therefore be via the Grimston Bar access to the Hull Road. Should ST15 be taken forward, and a new interchange is provided on the A64, there is potential to make use of this ad increase accessibility. This would need to be in accordance with constraints that are set.</p> <p>Initial transport planning undertaken on behalf of the site promoter has set out the following believing that they can encourage sustainable travel behaviour:</p> <ul style="list-style-type: none"> <li>The extension site contains a perimeter access road which will be used to extend the existing Unibus and shuttle bus service to this part of the extended campus.</li> <li>Two points of crossing over the lake to provide connectivity for pedestrian and cycle movement.</li> <li>Business users are likely to be the highest generator of car trips. Proposed that organisations developing on campus should include sustainable transport planning as part of their tenure agreement.</li> <li>Car parking and car movements should remain limited on the site in line with the planning permission subject to further demonstrable evidence that this can increase without detrimental impact on the transport network;</li> <li>Monitoring of traffic movements need to be expanded to include the extension.</li> </ul> <p>As a result, this has been assessed as a mixed positive and minor negative effect on this objective.</p>

# ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Further detailed transport assessment is required.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Preliminary evidence prepared by the site promoter remains valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The uptake of sustainable transport to the development is not certain.</li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption from the employment site is also expected to contribute to an increase in greenhouse gas emissions. Additional non-sustainable journeys made by site users would also contribute to increased emissions in the longer term. Initial transport planning by site promoters states that business users are likely to be the highest generator of car trips. It is proposed that organisations developing on campus should include sustainable transport planning as part of their tenure agreement to minimise trips and therefore have a more positive effect on emissions.</p> <p>There is also the potential to include renewable energy in the development such as solar power or ground source heat pumps and potentially district heating. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development and the application of BREEAM standards.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The impacts resulting from trip generation to the site are uncertain.</li> <li>The scale of renewable energy feasible on site is uncertain.</li> </ul>

# ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<p style="text-align: center;">+ ?</p>	<p><b>Likely Significant Effects</b></p> <p>There are no nationally designated nature conservation sites in close proximity to the site. There is however a Site of Interest for Nature Conservation (SINC) within 1500m of the sites perimeter. However, it is not considered to have any ecological showstoppers. A phase 1 habitat should be undertaken to establish the ecological value of the extension area.</p> <p>Initial ecological evidence prepared by the site promoter states that Heslington east has helped to increase ecology on this site. The EIA for the original consent indicated that only a limited variety of wildlife in this part of York which was confirmed through the Public Enquiry. It is likely that the number of species has increased since the lake and landform of Heslington East were created. It is considered likely that the extension could provide a net gain in ecology as well. Further in detail assessment of the lakes forming part of the park land setting may have particularly increased in ecological value and will need further assessment.</p> <p>As a result, a minor positive effect has been determined against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A Phase 1 Habitat Survey is required to establish the ecological value of the site .</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The EIA for the original consent remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p style="text-align: center;">--</p>	<p><b>Likely Significant Effects</b></p> <p>The site is an area of grade 3 greenfield land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of ground conditions and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>An assessment of land quality and any identified remedial work would be necessary.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Any identified ground contamination would be remediated prior to completion of the development.</i></li> </ul> <p><b>Uncertainties</b></p>

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(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>It is uncertain whether contamination is present on site.</li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is adjacent to the lakes associated with the existing parkland setting of the Campus. These are both for drainage use and have are likely to have become more important for ecology. There may be adverse effects in the short-term as a result of construction. Any business use will also need to ensure no adverse effects on the lake as a result of development and occupation.</p> <p>Industrial users on site have the potential to increase the demand on water resources, which may result in a negative effect on water quality.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			•
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste should be managed according to the waste hierarchy as much as possible.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and any possible remediation is unknown.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion on the key routes into the city centre along the A1079 and A19 as a result of development. The impacts on the A64 on potential occupiers of the site need to be better established through an air quality assessment taking into consideration potential uses in the extension to the campus.</p> <p>Initial investigations by the site promoters suggests that mitigation will be required in relation to the A64, which is adjacent. An air quality assessment will be required.</p> <p>All reasonable efforts to reduce emissions from the site must be made, including the promotion and incentivisation of low emissions vehicles and fuels. Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that</p>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>on air quality;</p> <ul style="list-style-type: none"> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		<p>pedestrian and cycle paths are provided to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments.</i></li> <li><i>Low emission vehicles and fuels should be promoted and incentivised.</i></li> <li><i>The operation of electric buses from the site and Park and Ride should be explored.</i></li> <li><i>Completion of an Air Quality Assessment to identify suitable mitigation measures for the site.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Assumed that the development will adhere to air quality policies in the Local Plan.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The extension to the campus is located in an area of predominantly flood zone 2 which is at a low risk of flooding, although there is a drain on the boundary edge, which is identified as flood zone 3a which would be of higher risk of flooding.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a Greenfield site, runoff rates must not exceed existing rates on site..</p> <p>Initial evidence prepared by the site promoters states that there should be an extension to SuDs included on the existing campus site to attenuate some of the surface water from the extension. It is acknowledged that not all of the surface water drainage will enter the Heslington East Lake and that additional attenuation features will be required.</p> <p>As a result of the low flood risk, this has been assessed as a minor positive effect</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A Flood Risk Assessment is required to establish how the campus extension would impact on fluvial and pluvial flooding.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that surface water management features will be incorporated into the development and there may be potential to extend the existing attenuation features.</i></li> </ul> <p><b>Uncertainties</b></p>

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(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The potential for archaeological remains on this site is high given the outcomes of archaeological investigations on the existing campus. A full desk based assessment would be required followed by an agreed programmes of non-intrusive and intrusive survey in agreement with City of York Council.</p> <p>Initial evidence provided by the site promoters indicates that there was substantial archaeological finds provided from the site at the northern end of the campus where it is higher ground. However, more recent archaeological investigation in the vicinity of the sports centre, has revealed very few interesting features.</p> <p>The campus and its extension do not include any listed buildings or heritage designations. However, the overall campus is within proximity of Heslington Village Conservation Area and a number of listed buildings within the village. As part of the existing campus, consideration for the setting of these designations were taken into account and any development to the south of the consented site should follow this approach. In comparison to alternatives, this site is set further away from Heslington Village which is positive in maintaining the setting of the conservation area.</p> <p>This has been assessed as having a significant negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i></li> <li><i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i></li> <li><i>Physical archaeological assessment is required.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale and condition of archaeological and heritage assets present on site is uncertain.</i></li> <li><i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i></li> </ul>

# ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>-    --</p>	<p><b>Likely Significant Effects</b></p> <p>The Heritage Topic Paper sets out within characteristic 6 that open space, including at York University, "all contribute to the matrix of culturally/recreationally evolved/ evolving accessible open spaces that have a strong relationship with the built environment". The Heritage Impact Assessment has identified that development of an extended campus has the potential to harm the rural setting of York as it forms part of the open countryside surrounding the city. Development would inevitably result in the loss of part of the rural setting of York between the new university campus and the A64 experienced predominantly from the A64. Although the existing new campus is sited to the north, this site would bring development close to the A64 and further change the experience of York's setting in this location. The site would need to be buffered on the eastern edge to push and screen the development back from the ring road may help to mitigate the rural setting and views from the ring road. The incorporation of significant green infrastructure to mitigate effects will be required.</p> <p>Extension to the Campus is identified to only have a minor impact on the city's compactness as development already exists in this area and the campus is its own separate settlement. Low Lane provides the southern boundary for the campus at present which move towards the ring-road.</p> <p>Initial work undertaken by the site promoters is relevant. The outcomes of this were that:</p> <ul style="list-style-type: none"> <li>• The historic character and setting of this area originally included the now built new university campus to retain the rural setting of the city.</li> <li>• There are views towards the Minster and Heslington village. The village has a well-defined southern edge and the spire acts as a focal point</li> <li>• The new university campus is emerging as a strong feature on the landscape when looking northwards.</li> <li>• To the northwest there are clear views across open countryside toward Heslington Village. This characterised by a winding lane, strong field boundary hedges, mature scattered field boundary trees, arable farmland and the brick and tiled edge of the village</li> <li>• It is important to safeguard the impression of the historic city situated within a rural setting for views from the south and carefully define the boundary to any campus extension.</li> <li>• The new campus has a strong parkland setting</li> </ul> <p>Preliminary landscape principles set out in an assessment of visual effects by the site promoter recommended the following landscape principles:</p> <ul style="list-style-type: none"> <li>• Retention of mature hedgerow trees along Low Lane, Green Lane and throughout the development wherever possible, these are important features of the landscape and provide considerable screening function in summer months as well as helping to mitigate the elevations of building massing in views from the south. The value of retained trees on Heslington East demonstrates that careful retention and protection is very valuable especially during early establishment.</li> <li>• Retention of mature field boundary trees where possible particularly those associated with the hedgerows along the Public Bridleway linking Low Lane to Grange Farm (Green Lane).</li> </ul>

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<ul style="list-style-type: none"> <li>Extension of the green wedges (Eastern, Central and Western Vistas) to any development south of the lake. These do not necessarily need to extend to the A64 boundary but could terminate within the development.</li> <li>Provision of a strong woodland southern boundary providing separation between the A64 and the campus extension, this could extend the amenity grassland woodland approach established for Kimberlow Hill and northern amenity zone.</li> <li>Provide screen mounding and tree planting along the south eastern boundary with the A64. Noise mitigation will be important.</li> <li>In urban design terms it is desirable to bring some development north of Low Lane and along the lake side, in some areas, ensuring connectivity with the campus to the north and utilising the potential for well placed, high quality campus buildings as illustrated by Rob Cooke Hub.</li> <li>The campus extension development may need further flood alleviation measures e.g. swales, these would need to be carefully included in future master planning and could become successful elements of the landscape as illustrated by Heslington East.</li> <li>Careful lighting design to mitigate the effects of lighting when viewed from the wider landscape and A64 corridor.</li> <li>Any potential road junction associated with or crossing the A64 e.g. associated with land west of Elvington Lane (i.e. ST15) needs to be very carefully integrated with the proposals including planting and landform design.</li> </ul> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately a full landscape strategy is required to inform the development approach alongside to ensure change and harm is minimised.</p> <p>On balance this site is assessed to have a minor to significant negative effect in this location subject to the implementation of mitigation including both high quality built and natural landscapes. The scale of effect will depend upon the mitigation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Full landscape strategy is required across the site to complement the existing park land campus and mitigation visual impacts from the A64..</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Evidence undertaken by the site promoter remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
<p><b>Summary</b></p> <p>A significant positive effect was identified for objective 4 (jobs and economy) due to the generation of short term construction jobs and long term employment opportunities on the development. Objective 9 (land</p>			

## ST27: University Expansion

(Site Ref: 852)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>use) has been assessed as having a significant negative effect due to the loss of Greenfield agricultural land. Objective 15 (landscape) was assessed as having mixed minor /significant negative effects due to the visibility of the location and potential setting of Heslington village.</p> <p>A minor negative effect was also recorded against objective 6 due to the anticipated peak time congestion on the A19. Objective 14 (cultural heritage) was also determined as having minor negative effects due to the potential for archaeological features on site and the potential for detrimental effects on local character and setting. A minor negative effect was recorded against objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation and objective 12 (air quality) due to local congestion causing a potential decline in air quality. Objective 8 (biodiversity) was assessed as having a minor positive effect due to the limited ecology originally on site.. A minor positive was also given to objective 13 due to the low flood risk on site.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the access to open space from the development and the potential noise impacts from the site on adjacent receptors. A mixed minor effect was also recorded against objective 3 (education and training) due to the enhancement of trade skills and the potential for training opportunities on the development in addition to the lack of nursery facilities in the vicinity of the site, and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. A mixed minor positive and negative effect was also recorded for objective 6 (transport) due to the sustainable travel opportunities from the site alongside the implications on congestion..</p> <p>No effects were identified against objective 1 (housing) and objective 5 (equality).</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of construction jobs to be generated and the condition of archaeological features on site. Also the scale of potential archaeological deposits on this site are unknown. There is also uncertainty for biodiversity based upon whether this has increased on site as a result of the existing campus parkland/lakes.</p>

Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

# ST31: Land at Tadcaster Road, Copmanthorpe

(Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<b>++</b>	<p><b>Likely Significant Effects</b></p> <p>The development of this site is estimated to produce 158 residential dwellings. This would be a significant expansion of Copmanthorpe village. As the site is greenfield, it is expected to provide 30% of this total as affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan. This equates to a minimum number of 47 affordable dwellings.</p> <p>It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>There is good provision of local facilities in Copmanthorpe village that are within 800m including a primary school and convenience shop. Development may support the viability of the facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> <li><i>Number of facilities available in the future will be dependent upon masterplanning.</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</li> <li>Improves access to</li> </ul>	<b>- 0</b>	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community and health facilities, consideration for green infrastructure and sustainable travel modes commensurate to the local population.</p> <p>There is openspace accessible within the village although the Ward of Copmanthorpe has openspace deficiencies. Further openspace will be required as part of this development to ensure local recreational space.</p> <p>There are existing cycle and pedestrian paths into the city centre from this site. Within proximity there is also a park and ride offering frequent bus service into the city.</p> <p>Preliminary evidence indicates that air quality in Copmanthorpe is currently good. The site is adjacent to the A64 albeit lower in topography. As a result, there may impacts in relation to air quality and noise. Assessment of both are required to understand the mitigation requirements on site.</p> <p>On balance, impacts on this objective are likely to be a neutral to minor negative due to concerns around noise and ground pollution, poor immediate access to healthcare facilities and poor cycle links. The scale of impact will be dependent upon mitigation.</p> <p><b>Mitigation</b></p>

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	<p>healthcare;</p> <ul style="list-style-type: none"> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		<ul style="list-style-type: none"> <li>The strategies for air quality and noise remediation should be implemented accordingly.</li> <li>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Preliminary investigations on the site for air quality and noise will be remediated through agreed strategies with the Council and Environment Agency.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</li> <li>The level and type of open space will be subject to masterplanning.</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place to avoid increased pressure on existing facilities. There is a primary school and nursery within 800m of the site. There are however, no secondary schools; travel to secondary education would be required. In close proximity if also York College offering higher education.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Educational capacity should be planned in advance and phased accordingly to ensure facilities can accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Educational capacity is agreed in conjunction with the Council.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> </ul>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>• Help deliver conditions for business success and investment;</li> <li>• Deliver a flexible and relevant workforce for the future;</li> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>Whilst employment is not the key land use for this site, the new residents arising from the development will increase viability of the small number of businesses in Copmanthorpe village. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>On the whole this site is likely to have a positive short term direct effect and long-term indirect permanent effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 30% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Copmanthorpe are likely to be sufficient in the short-term. However it would be necessary to ensure that increased pressure does not overwhelm the existing facilities but may help them remain viable in the long-term. Any new provision should be within 800m of the site to make them accessible by walking.</p> <p>Overall this site has been assessed as having a positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new</i></li> </ul>

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			<p>populations.</p> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. There are pedestrian paths and cycle route allowing for connectivity towards the city centre. Also within distance is a park and ride offering a frequent bus service to the city centre. The village is currently served by a bus route running between Leeds, York and the North Yorkshire coast. There is a frequent bus route within 400m of site, but may need to introduce new bus stops to keep maximum walking distance to bus stops within 400m.</p> <p>The village location means that car trips are likely to increase from this location. For the majority of employment opportunities and retail, travel will be required to elsewhere in the city.</p> <p>A transport assessment and subsequent travel plan would need to focus on the potential to integrate the site with the surrounding area, particularly for walking and cycle journeys to the local facilities and encouraging greater use of public transport for journeys further afield to minimise the number of car trips generated.</p> <p>On balance, it is likely that this site could have both a minor positive and minor negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The existing transport routes can be linked into the new development.</li> <li>That the existing bus services continue into the future.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of congestion as result of this development as a result of its occupation.</li> <li>The behaviour of future occupiers and their travel needs.</li> </ul>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p>

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	<ul style="list-style-type: none"> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>Any masterplanning of the site should help to maximise the opportunities for using renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> </ul>	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p><b>Likely Significant Effects</b></p> <p>The site does not include any nature conservation designations but is adjacent to the a Site of Local Interest for Nature Conservation and within 250m of Askham Bogg SSSI at its closest point.</p> <p>Askham Bogg is the remnant of a valley-mire which formed between two ridges of glacial moraine in the Vale of York just southwest of the City. Base-rich ground-water draining the moraines has led to the development of a rich-fen community which demonstrates stages in serial succession to fen woodland. In the central areas there is a poor-fen community, thought to represent incipient raised-bog, where vegetation has grown above the influence of the ground-water and conditions have become acidic through the leaching action of rain-water and the growth of bog mosses Sphagnum spp. It is particularly vulnerable to human interaction and changes in hydrological regime.</p> <p>Natural England has advised that although Askham Bogg is within proximity, it is likely to have limited impact on the Bogg given the topography of the land. Development in this location is therefore likely to have limited impact on the hydrological regime. However, hydrological assessment including consideration for the impact on Askham Bogg should be taken into consideration.</p> <p>It is anticipated that given this is arable land at present, there is likely to be limited interest. However, there are known wet areas and ponds on site</p>

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	<ul style="list-style-type: none"> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<p>with the potential for Great Crested Newts. A Phase 1 habitat survey will also be required on site to understand the biodiversity value of the site. Overall, this site has been scored as having a potentially minor negative effect on this objective and requires further assessment, particularly in relation to hydrology and Askham Bog.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The biodiversity value of brownfield land is less than that of greenfield sites.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>This site is Greenfield land currently in use for agriculture. The majority of the site represents a loss of agricultural land. The site is not anticipated to have contamination issues. It will not have an impact on allotments in the area. Overall this site is identified to have a significantly negative effects representing loss of agricultural land.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented</p>

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			<p>water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul>

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			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of waste processed during the construction and remediation phases is unknown.</li> </ul>
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site. Current air quality monitoring identified that the air quality in Copmanthorpe is good and below identified health limits. However, given the proximity of the A64 and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially cumulative air quality implications.</p> <p>There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment that considers impacts from increased traffic in conjunction with any emissions from the neighbouring industrial estate is therefore likely to be required.</p> <p>Furthermore, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</li> <li>Impact of the industrial estate on local air quality</li> </ul>

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13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	0	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. 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). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The site has been assessed as having a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SuDS.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	- 0	<p><b>Likely Significant Effects</b></p> <p>The site does not contain any historic assets or listed buildings but is within proximity of Copmanthorpe Conservation Area.</p> <p>The Heritage Impact Assessment identified that architectural design is important in this location. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. There is an opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general. Local distinctiveness should be reinforced where this makes a positive contribution to character. Buildings need to be at an appropriate scale taking into account surrounding structures. Development with inappropriate scale or low quality architecture/craftsmanship may have a negative impact on the Conservation Area of Copmanthorpe.</p> <p>The HIA also identified that appropriate archaeological mitigation strategies should be undertaken as part of the planning process. This will include a desk based assessment to establish the extent of disturbance on site and identify any areas which may retain archaeological potential. Some level of disturbance through archaeological evaluation will be unavoidable.</p> <p>On balance, development of this site has been identified as having a potentially neutral to minor negative impact on the historic environment. The impacts identified will be better understood following further evidence gathering and masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Masterplanning needs to consider the proximity to and subsequent relationship with Wheldrake Conservation Area to ensure that development does not have any negative impacts. Further analysis is required.</i></li> </ul>

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(Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>Archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>This site is located on a triangular parcel of land on entry to the village between Tadcaster Road and the railway line. Views over the site from the A64 and across the site upon entry to the village lead into surrounding countryside towards Bishopthorpe and towards the current village boundary.</p> <p>The HIA identified that this would represent a loss of open countryside adjacent to the A64 which may have minor harm on rural setting. Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe by reducing space between the village and the main urban area of York. The loss of open fields between the northeast boundary and the A64 would reduce a distinct residential/arable relationship, and increase the association with the A64 and development within the ring road such as the Askham Bar park and ride. Furthermore, the topography of the site rising up the existing village boundary would be visibly bringing development closer into view.</p> <p>In order to mitigate this, the HIA suggests that the site retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical separation, and topography are difficult to mitigate as introducing dense planting along the Tadcaster Road could provide screening but would diminish the rural context of the village. A Landscape Strategy would be required to implement appropriate mitigation.</p> <p>Initial evidence submitted by the site promoter considers the site is relatively visually contained and is only locally visible, adjacent to the more elevated Copmanthorpe residential edge, from the A64(T) and Tadcaster Road as they pass the site. The site and Copmanthorpe are severed from the gap between the A64 and Bishopthorpe by the intervening East Coast Mainline. Development of the site would reflect the existing settlement patten and maintain the identity of Copmanthorpe. It would be contained by the surrounding transport infrastructure and woodland that provide physical containment and separation. It considered that the site would not separate the character and identity of Bishopthorpe to the east and the City of York to the north would remain unaffected. This evidence was supported by additional work produced as part of the neighbourhood plan for Copmanthorpe.</p> <p>Detailed information on architectural proposals is required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area and of high quality/ craftsmanship.</p> <p>On balance this site is considered to have potentially minor negative effects on landscape.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</li> </ul>

# ST31: Land at Tadcaster Road, Copmanthorpe

(Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Evidence submitted by the site promoter and as part of the emerging Neighbourhood Plan remains valid.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</li> </ul>
<p><b>Summary</b></p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the provision of new dwellings. Objective 9 is assessed as a significant negative effect as development of this greenfield site will mean the loss of agricultural land.</p> <p>Objective 4 is a minor positive because of the small number of construction jobs and probably boost to existing local shops. Objective 5 has also been assessed as a minor positive effect due to the provision of affordable housing and good provision of local services/facilities. Objectives 10, 11 and 12 are assessed as minor negative effects because development will have an impact on water consumption, waste arisings and potentially air quality. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation. Objective 8 was assessed as minor negative effect due to potential detrimental impact on nearby designated nature conservation sites. Effects on landscape are also assessed as having minor negative effects primarily due to visibility of new development to the urban fringe of York..</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 6 is both minor positive and minor negative as the site has good pedestrian links to the centre of Copmanthorpe village and has a non frequent bus service.. Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand but education capacity is yet to be established.</p> <p>Objective 2 (health) and Objective 14 is assessed as minor negative / neutral effect as it is considered design the development will be important and there are limited health facilities within proximity.</p> <p>Objective 13 is identified as neutral because the site is located in flood zone 1 and any drainage issues can be mitigated through SuDS.</p>			

**Key**

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

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>This is a 4.6 hectare site lying on the edge of the business and retail core of the city centre. The site has planning approval for a mix of high quality office, retail and residential uses; the first of 6 phases has been completed, comprising of 168 apartments and Phase 2, comprising of a further 195 apartments is nearing completion. When complete this site will provide around 1,050 residential dwellings.</p> <p>This is a significant re-development of Brownfield land within the city that has the potential to provide a new community and respond to mixed needs. 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. As the site is Brownfield land it is expected that 20% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 210 affordable dwellings which would be a significantly positive contribution to meeting the city's housing needs</p> <p>The site is well served for services/facilities and the city centre location provides good transport links for travel further afield.</p> <p>This site has been assessed as having a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Assessment of access to facilities and services should be undertaken prior to site delivery to understand requirements arising from masterplanning. Phasing of development should include the provision of facilities to ensure the population is provided for, where applicable.</li> <li>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> <li>Number of facilities available in the future and future requirements dependent upon masterplanning.</li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure</li> </ul>	<p>+</p>	<p><b>Likely Significant Effects</b></p> <p>The re-development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is within the city centre Air Quality Management Area which may have adverse effects on peoples health should air quality deteriorate..</p> <p>There is access to healthcare facilities with 800m. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>This development should support walking and cycling both around and through the site given its proximity to the city centre. It should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>opportunities (walking / cycling);</p> <ul style="list-style-type: none"> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		<p>Access to green space is limited with the city walls and riverside walks the only local options, Dean's Park falls within 800m of some parts of the site.</p> <p>The impact on this objective has been assessed as a minor positive.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></li> <li><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Facilities, services and transport routes remain in the long-term.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of open space will be subject to masterplanning.</i></li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>Jobs created would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>The scale of the development may require extension of local services and shopping facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. There is good provision of nurseries locally and there is one primary school within the recognised 800m but no secondary school nearby so this would likely require students to travel. York St John University accommodation and campus buildings are nearby.</p> <p>Currently, the effects of this are assessed as potentially minor positive because of the potential training opportunities in the long-term during construction but also minor negative in relation to future educational capacity.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity should be planning in advance to enable any necessary schooling facilities to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity is agreed in conjunction with the Council.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></li> </ul>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> <li>• Help deliver conditions for business success and investment;</li> <li>• Deliver a flexible and relevant workforce for the future;</li> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>Phase 1, which has already been completed, included the Hiscox Scheme which incorporates 10,400sqm of B1a office space. The creation of further commercial space for the city centre will support a high number of jobs in the long term.</p> <p>Construction and trade jobs are supported in the short and medium term.</p> <p>Increased residential density will likely improve the viability of local services/facilities and they may be required to expand long term.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's city centre location.</p> <p>This site is therefore likely to have a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>Local facilities remain open in the long-term.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>The site has good access to service/facilities locally with two large supermarkets within 800m and other services towards Piccadilly / the city centre. The site is well served by frequent bus routes should travel further afield be required.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 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. Given the timescale for delivery calculations for affordable housing should be informed by up-to-date evidence prior to development.</p> <p>The site has access to cycle and pedestrian routes as well as frequent transport along The Stonebow. Although distances will vary across the site and providing these routes continue into the future, access to the site should be available without use of the car.</p> <p>Overall this site has been assessed as having a potentially significant positive impact on this objective in the long-term with uncertainty in relation to the requirement for access to facilities and transport in the future.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Further assessment of facilities and services prior to the site coming forward identify continuing access to existing facilities.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The future baseline position in relation to access to/provision of services, facilities and transport routes.</li> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+ -- +</p>	<p><b>Likely Significant Effects</b></p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. Given its proximity the City Centre shops/facilities non-car modes of transport should be an attractive alternative which will help to minimise car born trips as a result of development. There are good existing pedestrian and cycle networks linking to the city centre that re-development should seek to promote. There are frequent bus services as buses from the city centre to the Monks Cross Park and Ride run along Stonebow.</p> <p>During rush-hour traffic into the city centre can be an issue on the inner ring road at the end Peasholme Green/ Foss Islands Road. Further development in this location is likely to exacerbate congestion and negatively impact on car journey time. Further detailed modelling is required to the potential implications of the site.</p> <p>As the site currently has good transport links but is located in an area of congestion, it has been assessed that, on balance, development could have both a significantly positive and significantly negative effect.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The existing transport routes can be linked into the new development.</li> <li>That the existing bus services continue into the future.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level of congestion as result of this development as a result of its occupation.</li> <li>The behaviour of future occupiers and their travel needs.</li> <li>The future baseline in relation to traffic movements and congestion.</li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely</li> </ul>	<p style="text-align: center;">+ -</p>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of</p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
effects.	<p>effects of climate change;</p> <ul style="list-style-type: none"> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The city centre location should make walking and cycling an attractive alternative to using the car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. As this site meets the definition of 'sufficiently large' (&gt;300 dwellings) it should be sure to comply with the heating and cooling hierarchy in policy CC3.</p> <p>Any masterplanning of the site should help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity</li> </ul>	<div style="background-color: #FFD700; width: 100%; height: 100%; text-align: center; font-weight: bold;">-</div>	<p><b>Likely Significant Effects</b></p> <p>The site is already well developed so impacts on local ecology from redevelopment are unlikely to be significant.</p> <p>The site is adjacent to a non statutory Nature Conservation designation site Kings Pool. The River Foss is a site of local interest and habitat for otters which a European Protected Species. The River Foss is also identified as a green corridor..</p> <p>Whilst there are sites of ecological interest nearby redevelopment is unlikely to have significant adverse effects. The effect on this objective has therefore been assessed as a minor negative.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>		<ul style="list-style-type: none"> <li>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts.</li> <li>Redevelopment won't have any negative impacts over and above current development</li> <li>Construction best practice in regards to working near water will be followed</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>This site is the redevelopment of Brownfield land so will be making a positive contribution to the re-use and re-development of previously developed land in the city centre.</p> <p>As this site involves redevelopment of previously developed land there is a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Any contamination of the site needs to be remediated appropriately for the proposed use.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>• Promote reduction, re-use, recovery and recycling of waste;</li> <li>• Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>The site is located within the City Centre Air Quality Management Area and has two further Air Quality Management Areas nearby – Walmgate/Pavement to the west of the site and the inner ring road /Foss Islands Road to the north-east.</p> <p>There is potential for increased congestion/ traffic flows associated with both construction in the short-term such as on-site HGV movements, dust and emissions associated with the use of machinery and operational traffic in the long-term. When developed it is likely that travel will increase both towards the city centre along Stonebow to the A1036 and outer ring road, exacerbating air quality issues. A full air quality impact assessment will be required.</p> <p>Air quality issues as result of traffic may be reduced subject to the uptake and availability of sustainable transport modes. The city centre makes soft transport modes attractive but the scale of this is uncertain.</p> <p>Overall the impact of this site will likely be a significant negative but this is subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic and resulting air quality impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <p><i>Air quality issues remain along Fulford Road at the time the site is available for development.</i></p> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems</li> </ul>	--	<p><b>Likely Significant Effects</b></p> <p>The site borders the river Foss to the south and most of the site is in Flood Zone 3 with small parts in Flood Zone 2 according to the Environment Agency's latest Flood Map for Planning so is largely at a high risk of flooding. As such a flood risk assessment will be required for any development.</p> <p>Surface water flooding is an identified issue within York and there is pressure on this site and the area in general at present in terms of drainage. Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas) as per the Flood Risk Strategy. The details of this would need to be designed in to any masterplanning of the site.</p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	(SUDs).		<p>This site has been assessed as having a significant negative effect on this objective because most of the site is in Flood Zone 3 and therefore at high risk of flooding.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> <li><i>Mitigation schemes need to consider in-combination effects on Walmgate Stray.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	<p>?</p>	<p><b>Likely Significant Effects</b></p> <p>The site lies within the main Area of Archaeological Importance. The area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity. Preliminary evidence suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</p> <p>The City Walls (SAM) lie close to the site as do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</p> <p>The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>On balance, impacts have been identified as predominantly uncertain due to the requirement for further assessment and potentially significantly negative on the historic environment subject to the outcomes of this work. The impacts identified will be better understood following further evidence,</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Comprehensive evidence base is required to understand the heritage assets on the site and potential impact as a result of development.</i></li> <li><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></li> <li><i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p>

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<div style="background-color: yellow; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; font-weight: bold;">?</span> </div>	<p><b>Likely Significant Effects</b></p> <p>This site falls within the Core Conservation Area and will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. Views of the Minster may be possible from the site. In order to masterplan appropriately therefore, further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>Kings Pool falls within the site boundaries but is largely inaccessible to the public. The River Foss borders the site and is of ecological importance but so long as best practice is followed is unlikely to negatively impacted.</p> <p>On balance, re-development of the site could have significant negative impacts on the natural and built landscape but given that the site is already well-developed any potential damage is likely to be limited, subject to high quality masterplanning and the implementation of a comprehensive landscape scheme.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Implementation of a landscape strategy incorporating mitigation measures.</li> <li>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>A former industrial site can be enhanced through re-development.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</li> <li>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</li> </ul>
<p><b>Summary</b></p>			

## ST32: Hungate

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Objective 1 has been assessed as a significantly positive effect due to the scale of the site and its proximity to the city centre. Objective 4 has been assessed as significantly positive as the site represents a significant expansion of city centre office and retail space that will support jobs in the long term, site redevelopment itself will also create jobs in the short term. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site and good provision of local services/facilities. Objective 9 is a significant positive effect because the site is all Brownfield land. This site has been assessed as having a significant negative effect on objective 13 because most of the site is in Flood Zone 3 and therefore at high risk of flooding. Objective 12 is also significantly negative because of the poor local air quality that redevelopment is likely to exacerbate in both the short and long term.</p> <p>Objective 6 has been assessed as both a significantly positive and a significantly negative effect because whilst the site is in the city centre and has good transport links, the area has wider congestion issues that are likely to worsen as a result of redevelopment.</p> <p>Objective 8 is a minor negative effect because whilst the River Foss and Kings Pool are nearby redevelopment is unlikely to negatively impact them so long as best practice is followed. Objectives 10, 11 and 12 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the overall density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.</p> <p>Objective 2 has been assessed as a minor positive because of there are good walking and cycling links locally but air quality and a lack of open is a concern.</p> <p>Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision. Objective 7 is also minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation.</p> <p>Objectives 14 &amp; 15 are both uncertain and significant negative effects because the site falls within the core conservation area, has a listed building within the site boundaries and contains deposits of archaeological interest. Therefore there is potential for the city's built landscape and historical setting disrupted but all of this is subject to masterplanning.</p>

### Key

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

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The development of this site is estimated to produce 147 residential dwellings, this would be a significant expansion of Wheldrake village in terms of both literal geographic expansion and increase in population. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 29 affordable dwellings.</p> <p>It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>There is good provision of local facilities in Wheldrake village that are within the recognised 800m.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i></li> <li><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> <li><i>Number of facilities available in the future will be dependent upon masterplanning.</i></li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle though access to</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community and medical facilities, consideration for green infrastructure and sustainable travel modes commensurate to the local population.</p> <p>Noise from the adjacent industrial estate could have a negative impact on residents' health. A noise impact assessment will be required and it is likely that some mitigation measures, such as a tree buffer, will be required.</p> <p>Parts of the brownfield land have been designated for factory use in the past, as such an assessment of potential ground contamination issues will be required.</p> <p>Impacts on this objective are likely to be a minor negative due to concerns around noise and ground pollution, poor immediate access to</p>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		<p>healthcare facilities and poor cycle links.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></li> <li><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of open space will be subject to masterplanning.</i></li> </ul>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. There is a primary school in Wheldrake that falls within the recognised 800m but no nurseries or secondary schools nearby.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity should be planning in advance to enable a primary school to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity is agreed in conjunction with the Council.</i></li> </ul>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>Whilst employment is not the key land use for this site, the new residents arising from the development will increase viability of the small number of businesses in Wheldrake village. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The site neighbours Millfield Industrial Estate with the next closest employment opportunities being at the University, Airfield Business Park and Elvington.</p> <p>On the whole this site is likely to have a positive short term direct effect and long-term indirect permanent effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Wheldrake are likely to suffice however it would be necessary to ensure that increased pressure does not overwhelm the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	+	<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	+   -	<p><b>Likely Significant Effects</b></p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. There is good pedestrian access to Wheldrake village which is currently served by non-frequent bus services.</p> <p>There are no cycle routes nearby and the rural location means that some residents are likely to rely on cars to travel which will increase pressure on highway routes and the outer ring road.</p> <p>On balance, it is likely that this site could have both minor positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> </ul>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <ul style="list-style-type: none"> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	-	<p>The site does not include any nature conservation designations but is within 1.8km of the Lower Derwent Valley SAC, SPA, Ramsar and River Derwent SAC. The Habitat Regulations Assessment states for this site:</p> <p>The Lower Derwent Valley supports diverse, fragile breeding and non-breeding bird populations throughout the year, both within the SPA and on functionally-linked land beyond which are vulnerable to disturbance and displacement. In addition, the terrestrial habitats, especially the grassland communities, are all equally vulnerable to disturbance from public pressure which could result in trampling and erosion.</p> <p>Whilst access to much of the SPA is managed and/or restricted, it is not completely controlled. Furthermore, whilst the majority of functionally-linked land is found on private land, access here can also not be fully managed. Consequently, given the location of certain allocations (eg ST33) within a few kilometres of the SPA, adverse effects cannot be ruled out if recreational pressure is to increase considerably.</p> <p>The HRA concludes that given the uncertainty surrounding Policies SS18 (ST33) in particular, there is a risk that the proposals could undermine the conservation objectives for the Lower Derwent Valley SPA and that a likely significant effect cannot be ruled out (alone) and so the policy must be screened in (Category I).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The biodiversity value of brownfield land is less than that of greenfield sites.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and</li> </ul>	+    -	<p><b>Likely Significant Effects</b></p> <p>This site is composed of both Brownfield and Greenfield land that was used for agriculture.</p> <p>Preliminary studies have identified contamination issues on the site in line with its former factory use. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. A strategy for remediation is currently under preparation.</p> <p>In the long-term this should have a significant positive impact on this land improving the site as part of the development.</p>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>most versatile agricultural land;</p> <ul style="list-style-type: none"> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<p style="text-align: center;">+</p>	<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Any contamination of the site needs to be remediated appropriately for the proposed use.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	<p style="text-align: center;">-</p>	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p>

# ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	<p>-</p>	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site. However, given the proximity of the outer ring road and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for Fulford Road. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment that considers impacts from increased traffic in conjunction with any emissions from the neighbouring industrial estate is therefore likely to be required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> <li><i>Impact of the industrial estate on local air quality</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p>

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	flood risk; <ul style="list-style-type: none"> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>		<p>Surface water flooding is an identified issue within York. 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). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The site has been assessed as having a minor positive effect against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SuDS.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	- 0	<p><b>Likely Significant Effects</b></p> <p>The site does not contain any historic assets or listed buildings.</p> <p>Development with inappropriate scale or low quality architecture/craftsmanship may have a negative impact on the Conservation Area of Wheldrake which runs close to the north and eastern boundaries of the proposed development site. Development may be visible from the western approach to the village/conservation area.</p> <p>A Neolithic axe was found immediately outside of the proposed development area and an archaeological investigation will be required to further assess the nature and significance of any archaeological deposits on site.</p> <p>On balance, development of this site has been identified as having a potentially minor negative impact on the historic environment. The impacts identified will be better understood through masterplanning.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Masterplanning needs to consider the proximity to and subsequent relationship with Wheldrake Conservation Area to ensure that development does not have any negative impacts. Further analysis is required.</i></li> <li><i>Archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning.</i></li> </ul>

# ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value;</li> <li>Protect or enhance geologically important sites;</li> <li>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p>- 0</p>	<p><b>Likely Significant Effects</b></p> <p>Development is unlikely to have any major impacts however the northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading south from the village should remain unaffected. Landscaping and green screening may assist in maintaining the rural nature of the lane.</p> <p>Detailed information on architectural proposals is required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area and of high quality/ craftsmanship.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>A former industrial site can be enhanced through re-development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>

**Summary**

A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site, good provision of local services/facilities. Objective 8 was assessed as significant negative effect due to potential detrimental impact on the Lower Derwent Valley SPA.

Objective 2 is a minor negative due to a lack of cycle links as well as potential ground contamination and noise pollution from the neighbouring industrial estate. Objectives 10, 11 and 12 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.

4 is a minor positive because of the small number of construction jobs and probably boost to existing local shops. 13 is also a minor positive because the site is not in a flood zone and any drainage issues can be

## ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		†	<p>mitigated through SuDS.</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 6 is both minor positive and minor negative as the site has good pedestrian links to Wheldrake village and its bus service, however there are no cycle links and the remote location will necessitate some reliance on cars that contribute to congestion around the city. Objective 9 is both minor positive and minor negative as the site involves redevelopment of previously developed land, however the development of Greenfield land and impacts on the Lower Derwent valley are a negative. Objective 3 is minor positive and minor negative because construction provides some training opportunities but school provision in the immediate area is poor.</p> <p>Objectives 14 and 15 are assessed as minor negative or no significant effect as with considered design the development will have little impact on the setting in and around Wheldrake Conservation Area, however there is some indirect risk to Lower Derwent Valley.</p>

### Key

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

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>The proposed development of the Queen Elizabeth Barracks site is forecast to provide 578 dwellings. This is a significant re-development of a former army barracks site and has the potential to provide a new community and respond to mixed needs. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 116 affordable dwellings.</p> <p>Given that the development is adjacent to Strensall village in the short term the provision of facilities and services should not be an issue. However as the development grows provision of further facilities will be required for the area to ensure commensurate facilities are available for the population in the medium to long-term and undue pressure is not put on existing facilities in the village.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Phasing of development should include the provision of facilities to ensure the population is provided for.</li> <li>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</li> <li>Number of facilities available in the future will be dependent upon masterplanning.</li> </ul>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier</li> </ul>	+ -	<p><b>Likely Significant Effects</b></p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The proposed boundaries have approximately 12ha of public open space, with sports pitches bordering Strensall Road on the eastern edge of the site. Strensall Common is adjacent to the west and there is a golf course to the north of the site.</p> <p>Strensall Common and Strensall Park, to the west and south respectively, provide opportunities for recreational walking. However, given the ecological status of Strensall Common, alternative openspace must be provided on site to ensure sufficient recreational space for new residents and to balance any effect on the designated nature conservation site.</p>

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>lifestyle though access to leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p style="background-color: #90EE90; text-align: center;">Positive</p> <p style="background-color: #FFD700; text-align: center;">Minor</p>	<p>At present the site has limited cycle links and it is likely that the development would have to make a contribution to improving the surrounding infrastructure.</p> <p>There are no doctors surgery within 800m of the site but further north Strensall is served by a dentist, doctors surgery and pharmacy in the village (approx 1200m). Development may have to support additional provision to ensure the new and existing population have adequate access to healthcare in the medium to long-term. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The potential continued use of the training area for army purposes – shooting and rifle ranges – pose a significant noise concern. A full assessment of this will be required with particular consideration on the sites continued use for military training purposes. Past activities (vehicle maintenance and refuelling, firing ranges etc.) could have contributed to land contamination so an appropriate contamination assessment is required to establish appropriate mitigation. The MOD advises that the site would be investigated and any threats removed prior to the disposal of the site.</p> <p>This objective has been a both minor positive and minor negative impact due to the good local provision of open space and medical facilities but concerns around soft transport links and noise concern from continued use of the firing range.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></li> <li><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council, Environment Agency and MOD.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></li> <li><i>The level and type of open space will be subject to masterplanning.</i></li> </ul>

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<div style="display: flex; align-items: center; justify-content: center;"> <span style="background-color: #90EE90; padding: 5px; margin-right: 5px;">+</span> <span style="background-color: #FFD700; padding: 5px; margin-left: 5px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are 4 nurseries but no primary or secondary educational facilities nearby (&lt;800m). Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new nurseries, primary school and may also require secondary school provision.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. Though Strensall village is adjacent the village centre is on the far side from the proposed development site., The scale of anticipated population as a result will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made. <b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity should be planning in advance to enable a primary school to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Educational capacity is agreed in conjunction with the Council.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></li> </ul>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> </ul>	<div style="display: flex; align-items: center; justify-content: center;"> <span style="background-color: #90EE90; padding: 5px; margin-right: 5px;">+</span> <span style="background-color: #FF0000; padding: 5px; margin-left: 5px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>Though the rifle range will remain, the army barracks on site are set to be entirely vacated by 2021 and this would represent a loss of a specialist employment type within the city. The site is considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre/neighbourhood parade offering services and facilities. These facilities, along with a likely primary school would provide opportunities for a small numbers of local jobs. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p>

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>		<p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>Whilst this site represents a loss of a military barracks, deemed as a specialist employment type within the city, this was not land in B use class development. On balance, this site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing and local jobs.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Strensall is likely to suffice initially but as the development grows new facilities may be necessary. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></li> </ul> <p><b>Uncertainties</b></p>

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. This site links to the existing bus network to York City Centre and Strensall Village along Strensall Road which provides frequent and non frequent services. However the potential for new bus services being required needs to be considered as the diversion of existing services from Strensall Road is unlikely to be supported.</p> <p>Preliminary evidence from the site promoter indicates that new and upgraded bus stops are anticipated together with financial support to incentivise bus usage by first occupants and that the viability of additional services would need to be assessed.</p> <p>At present there are limited cycle links to Strensall to/from the outer ring road. There is potential that contributions from this site could help to enhance the current access links including the construction of a segregated subway to facilitate the crossing of the A1237. Cycle paths would need to be provided along the site frontages connecting into the site and also focus upon the route into the village and local facilities. This could be a combination of segregated and on carriageway.</p> <p>A full transport assessment will need to be provided to understand the potential impacts as a result of development. Road safety at Strensall Road / Towthorpe Moor Lane is currently an issue that needs further consideration. Furthermore Towthorpe Moor Lane should be discouraged from being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road / Towthorpe Moor Lane junction will require further consideration.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common. Accessing the potential development via Scott Moncrieff Road to the north would involve upgrading a road which currently crosses the SSSI and SAC and linking the Queen Elizabeth Barracks to the Towthorpe Lines site would introduce increased traffic to the edge of the designations. Access to the site needs to be considered in combination with ecological considerations of the Common..</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</li> </ul> <p><b>Assumptions</b></p>

# ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-around;"> <span style="background-color: #90EE90; width: 15px; height: 15px;"></span> <span style="background-color: #FFD700; width: 15px; height: 15px;"></span> </div>	<ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<div style="display: flex; justify-content: space-around;"> <span style="background-color: #90EE90; width: 15px; height: 15px; font-weight: bold;">+</span> <span style="background-color: #FFD700; width: 15px; height: 15px; font-weight: bold;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site. The site should be sure to comply with policy CC3 in relation to district heating as it meets the definition of sufficiently large (&gt;300 dwellings) to consider the provision of a (C)CHP network.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul>

# ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: #90EE90; height: 100%;"></div> <div style="width: 45%; background-color: #FFD700; height: 100%;"></div> </div>	<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</li> <li>The scale of effects as a consequence of residents is unknown.</li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<div style="background-color: #FF0000; height: 100%; text-align: center; color: white; font-weight: bold;">---</div>	<p><b>Likely Significant Effects</b></p> <p>This site is adjacent to Strensall Common SAC and SSSI which is designated for its lowland heath. Extensive areas of both wet and dry heath occur and form a complex habitat mosaic with grassland, woodlands and ponds. Strensall Common also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered e.g. ground nest birds, invertebrates and aquatic plants and species</p> <p>The habitats on the SAC are fragile and are vulnerable to changes in the surface and sub-surface hydrological regime, impacts which can be easily prompted by large scale construction nearby. It also supports fragile heathland communities that are particularly vulnerable to elevated levels of nitrogen deposition from increased road traffic associated with new development . Current evidence shows that the SAC already exceeds the critical load for nitrogen.</p> <p>The lowland heath is also vulnerable to recreational pressure. Although the common is already well used further intensification could harm the lowland heath habitat through trampling and nutrient enrichment (dog fouling). In addition there are birds of conservation concern and other wildlife which could be harmed by the intensification of disturbance. Increased disturbance as a result of recreational behaviour is likely from development adjacent to the Common and may cause significant harm. The reduction and mitigation of such impacts for example through Suitable Alternative Natural Green Spaces (SANGS) needs to be given careful consideration and informed by a recreational study of the Common.</p> <p>The agricultural area to the west of Towthorpe Lines is owned by the MOD and currently tenanted by a farmer. Preliminary evidence by the site promoter indicates that this could be released and used as public open space as part of the common. However this would create a physical separation between the farm holding that works on the common and the wider site which would create issues for land management which is essential to the conservation of the site.</p> <p>Scrub encroachment is a major threat to lowland heath and to manage this Strensall Common is managed under Environmental Stewardship using sheep and cattle grazing by an adjacent tenanted farmer. Interruption to this management regime may have a potentially negative effect on integrity of the Common.</p> <p>Given the above a draft Habitat Regulation Assessment Screening Report identified likely significant effects as a result of development and that no mitigation can be applied currently. Appropriate Assessment is required to evaluate impacts of recreational pressure, impacts on the aquatic</p>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>environment and air quality.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common to ensure that negative impacts can be avoided or mitigated if unavoidable.</p> <p>Within the site itself there are potential areas of ecological interest including protected species (bats, great crested newts, invertebrates) and potential areas of high value habitat. The Preliminary Ecological Assessment undertaken on behalf of the landowner in March 2017 recommends further work is needed to fully assess the impacts on these biodiversity assets.</p> <p>There are a good number of well established, high quality trees on site that the development should seek to preserve. At least all trees of category A and B, and any with a significant ecological value should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p>In conclusion, this site is scored as having a significant negative impact given that further evidence and Appropriate Assessment is required to fully assess the impacts on ecology both within the site boundaries and the neighbouring SAC / SSSI. The development of this site will be contingent on limiting the significant negative impact on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>HRA states Appropriate Assessment is required</i></li> <li><i>Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The outcome of Appropriate Assessment</i></li> <li><i>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any</li> </ul>	<div style="display: flex; justify-content: space-around;"> <span style="background-color: #90EE90; padding: 2px;">+</span> <span style="background-color: #FFD700; padding: 2px;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>This site is composed of both brown and Greenfield land, currently occupied by the army barracks which are set to be vacated and cleared for development.</p> <p>Preliminary assessment has identified potential ground contamination issues so an appropriate contamination assessment would need to be</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>existing contamination;</p> <ul style="list-style-type: none"> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>		<p>undertaken to establish required mitigation. Preliminary evidence by the site promoter advises that the site would be investigated and any threats removed prior to them vacating the site.</p> <p>As this site involves redevelopment of previously developed land there is some positive effect, however the development of Greenfield land and negatives impacts on neighbouring protected land (as detailed further in objectives 8 and 10) that will arise from development mean this has been assessed as also having a negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the arising waste and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <p><b>Uncertainties</b></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <li>The level of waste processed during the construction and remediation phases is unknown.</li> </ul>
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>There are no AQMAs adjacent to this site, located beyond the outer ring road the essentially rural setting of the development means air quality is unlikely to be an issue at present. However the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality will likely deteriorate in future. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</li> </ul>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>	<p>○ ?</p>	<p><b>Likely Significant Effects</b></p> <p>The majority of the site is in Flood Zone 1 so is at essentially no or extremely low risk of flooding, however the north-eastern corner touches Flood Zone 2. It is also known that at present parts of the land are frequently saturated with standing water.</p> <p>Surface water flooding is an identified issue within York. 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 details of which would need to be included in any masterplan of the site. The drainage scheme would need to consider the impact on potential hydrological change on Strensall Common.</p> <p>The effect development of this site will have on this objective has been assessed as uncertain as its effect will largely be determined through site masterplanning and subsequent mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> <li><i>Mitigation schemes need to consider in-combination effects on Strensall Common SAC.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i></li> <li><i>Mitigation would be in line with drainage management policies set out in the Local Plan.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The site does not contain any listed buildings or conservation areas at present. With the possible exception of the Officer's Mess Hall there is unlikely to be any buildings of significance on site. However, this should be fully assessed.</p> <p>The HIA identified that the area needs to have a distinct identity from Strensall village and not just be an extension of the existing development. The existing character of the area suggests that development should proceed from east to west and maintain the sparsely developed frontage that borders Strensall road to the west.</p> <p>The HIA also identified that this was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. It is important that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>identified in the Heritage Topic Paper.</p>	<p style="background-color: #90EE90; text-align: center;">Positive</p> <p style="background-color: #FFD700; text-align: center;">Minor</p>	<p>The mature trees on site, patches of woodland and hedgerows should be maintained where possible to help maintain the rural setting.</p> <p>The HIA identified that it will be necessary to identify the presence and assess the significances of archaeological deposits on site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology study.</p> <p>The site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>Impact on this objective has been assessed as both positive and negative. Effects on the historic environment should be mitigated through high quality design.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></li> <li>• <i>In defining the development, military history of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></li> <li>• <i>New development should have its own identity.</i></li> <li>• <i>Heritage, archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></li> </ul>

# ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</li> </ul>	<p style="text-align: center;">+   -</p>	<p><b>Likely Significant Effects</b></p> <p>The military barracks have formed part of the wider landscape for a number of years. Development is predominantly low density development. Strensall Common forms part of the context of the site with the military training area/ rifle ranges within the Common.</p> <p>The Heritage Impact Assessment (HIA) identified that the area needs to have a distinct identity from Strensall village and not just be an extension of the existing development. The existing character of the area suggests that development should proceed from east to west and maintain the sparsely developed frontage that borders Strensall road to the west. It will be important that the military history of the site be taken into consideration in the design and landscaping of the site. It also identified that development may have detrimental impact to existing mature trees and the rural character within and surrounding the site. Development of the barracks site is also identified to impact upon the biodiversity of Strensall Common which informs the context of the Barracks. Further work needed on the existing grain of the site to understanding what defines the character in this area.</p> <p>The development of the site will also bring Strensall closer to Towthorpe. However, this impact is reduced as the site is already developed as a military site.</p> <p>A views analysis is required to assess the impact on views to/from the city. Properties in Strensall are generally two-storey in height any inappropriately tall buildings could disturb the character and setting of the area. There is an opportunity to create well designed housing which could reflect some existing military character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>New built development should be sure not to adversely impact on the existing character of the surrounding landscape, village and Strensall and Towthorpe Commons. Particular regard should be paid to the relationship between the commons and the eastern/southern edges of the site that are more open in character. Proposals should seek to provide a positive settlement edge that integrates the development into the surrounding countryside through appropriate open space / structural planting and the avoid of visually intrusive built development. There are also opportunities to remove unsightly existing security fencing.</p> <p>To avoid disrupting the natural landscape existing tree cover that is of intrinsic value, of character and/ or affords amenity within the site and surrounding landscape should be retained (subject to Tree Survey in accordance with BS 5837:2012). Other landscape elements, features and characteristics (such as the parkland character of the landscape and setting of key buildings to be retained) that are of intrinsic value and form positive characteristics within the site and surrounding village should be conserved. The outdoor sports facilities should be retained subject to consultation with the council and Sport England regarding their need.</p> <p>The scheme design should form part of a wider green infrastructure network of multi-functional green space/ green corridors, which seeks to maintain, enhance and create connectivity with off-site green infrastructure (notably the Towthorpe and Strensall Common strategic assets).</p> <p>On balance there is potential for development of the site to have both positive and negative impacts on this objective as the effect it will have on the rural landscape, Strensall village and historical significance of the former barracks site will largely be determined through design.</p>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; background-color: #90EE90; height: 100px;"></div> <div style="width: 45%; background-color: #FFD700; height: 100px;"></div> </div>	<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>A former mixed used site can be enhanced through re-development.</i></li> <li>• <i>Preliminary evidence by the site promoter remains valid.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> </ul>
<p><b>Summary</b></p> <p>Objective 8 has been assessed a significant negative effect, partly due to the fact that development may adversely impact current green infrastructure within site boundaries but mainly because of the impact that re-development will have on the neighbouring Strensall Common SSSI/SAC through both physical development and greater recreational use. Objective 4 (jobs) has been assessed as a significant negative effect because redeveloping barracks necessitates the loss of a specialist employment site however there is a minor positive effect as the development will create/sustain a number of construction jobs in the short term and in the medium to long term the expansion of services/facilities and probable development of a primary school will also create some jobs. A significant positive effect has been identified against objective 1 (housing) due to the significant number of new dwellings being created.</p> <p>Objective 5 has also been assessed a positive effect also due to the provision of social housing on site.</p> <p>Objectives 10, 11 and 12 are assessed as negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.</p> <p>Objectives 14 and 15 are assessed as both minor positive and minor negative effects as the development of the site has the potential to sustain and promote the historical significance of the site whilst maintaining the rural landscape, high architectural quality, and independence from Strensall village however all this will be determined through masterplanning and development could negatively impact Strensall Common.</p> <p>Objective 6 has been assessed as both minor positive and minor negative because whilst there are existing transport links to Strensall village the promotion of soft transport links will require expansion of cycling provisions and diversion/creation of bus routes. Road safety at Strensall Road/Towthorpe Moor Land remains an issue and a full transport assessment is needed in order to fully determine the effects. Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 3 is minor positive and minor negative as during construction there will be some construction and trade jobs, also once built there will likely be new services/facilities. The slight negative is due to a potential lack of educational facilities though this will be mitigated by a probable new primary school. Objective 2 is both minor positive and minor negative impact due to the good local provision of open space and medical facilities but concerns around soft transport links and noise concern from continued use of the firing range. Objective 9 is both minor positive and minor negative as the site involves redevelopment of previously developed land, however the development of Greenfield land and increased recreational impacts on Strensall Common is a negative.</p> <p>Objective 13 (flood risk) has been assessed as uncertain at this stage because small parts of the site are in flood zone 2 and there could be issues with drainage on site, once again the effect will be determined</p>			

## ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			through masterplanning. This site has a bespoke policy within the Local Plan guiding the principle of its development and covering the issues raised here.

### Key

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

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	<p>++</p>	<p><b>Likely Significant Effects</b></p> <p>Within the overall 30ha site boundary there is 11ha of existing open space and 19ha of net developable area with an estimated yield of 769 dwellings post the plan period (year 16 onwards)..</p> <p>This is a significant re-development of a current army barracks within the city that has the potential to provide a new community and respond to mixed needs. 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. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 154 affordable dwellings which would be a significantly positive contribution to meeting the city's housing needs</p> <p>The site currently has access to existing facilities in close proximity along Fulford Road, including a supermarket. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>Though this site will not be delivered during our plan period it has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Assessment of access to facilities and services should be undertaken prior to site delivery to understand requirements arising from masterplanning. Phasing of development should include the provision of facilities to ensure the population is provided for, where applicable.</i></li> <li>• <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></li> <li>• <i>Number of facilities available in the future and future requirements dependent upon masterplanning.</i></li> </ul>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> <li>• Avoid locating development where environmental circumstances could</li> </ul>	<p>+ -</p>	<p><b>Likely Significant Effects</b></p> <p>The re-development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>negatively impact on people's health;</p> <ul style="list-style-type: none"> <li>• Improve access to open space / multi-functional open space;</li> <li>• Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</li> <li>• Improves access to healthcare;</li> <li>• Provides or promotes safety and security for residents;</li> <li>• Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	<p>Green</p>	<p>The development currently has access to small amount of amenity greenspace inside the boundaries, and more outside the boundaries, with Low Moor Allotments to the north, sports pitches at the western edge, and Walmgate Stray further west. However, given the ecological status of Walmgate Stray, alternative openspace must be provided on site to ensure sufficient recreational space for new residents, encourage a range of outdoor activities in a safe, local environment and balance any effect on the stray. The site also currently has access to built sports facilities including a gym on the western edge of the site with others in proximity, which should also be assessed prior to the site coming forward. During and after re-development there may be disruption or re-provisioning of open space. A recreation strategy will be required to help ensure that negative effects on the Stray are minimised but commensurate facilities are available for the residents to maximise health and well-being.</p> <p>This development should support walking and cycling within the site given its urban location and existing access to York via Fulford Road which has cycle lane, pedestrian access as well as providing access for cars. It should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities and retain the access road / cycle path through the northern edge of the site. Notably this site should aim to maximise opportunities for cycling and walking due to proximity with York City Centre.</p> <p>The site should support local access to facilities and services. Currently, there is a pharmacy directly opposite the site on Fulford Road, a doctors surgery on Wenlock Terrace and a dentist slightly to the north of the site at the corner of Howard Street and Fulford Road. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>Fulford Road along the western edge of the site is an air quality management area. Increase in transport and congestion may have adverse effects for health should the area continually exceed acceptable air quality levels. This may have negative effects on existing and new residents health. A full air quality assessment will be required to ascertain the potential harm.</p> <p>Past activities (vehicle maintenance and refuelling, firing ranges etc.) could have contributed to land contamination so an appropriate contamination assessment is required to establish appropriate mitigation. The site promoter advises that the site would be investigated and any threats removed prior to the disposal of the site.</p> <p>The impacts are likely to be significantly positive in the long-term subject to the site continuing to have access to services and facilities, transport links and open space. A minor negative is also identified in relation to health impacts associated with potential air quality and contamination.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>The strategies for contamination and noise remediation should be implemented accordingly.</i></li> <li>• <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>Facilities, services and transport routes remain in the long-term.</i></li> </ul>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</li> <li>The level and type of open space will be subject to masterplanning.</li> </ul>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	<p><b>+</b> <b>-</b></p>	<p><b>Likely Significant Effects</b></p> <p>Jobs created would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>The scale of the development may require extension of local services and shopping facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>There are primary schools to the north of the site but neither are within 800m walking distance and would involve crossing Fulford Road. There is another primary and secondary school, both further south off Heslington Lane but neither are within 800m. Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new nurseries, primary school and may also require secondary school provision.</p> <p>Currently, the effects of this are assessed as potentially minor positive because of the potential training opportunities in the long-term during construction but also minor negative in relation to future educational capacity.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Educational capacity should be planning in advance to enable any necessary schooling facilities to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Educational capacity is agreed in conjunction with the Council.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</li> </ul>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>	<div style="display: flex; align-items: center;"> <span style="font-size: 2em; margin-right: 10px;">+</span> <span style="font-size: 2em; margin-right: 10px;">-</span> <span style="font-size: 2em;">-</span> </div>	<p><b>Likely Significant Effects</b></p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2031 This would represent a loss of a specialist employment type within the city for military uses.</p> <p>Whilst employment is not the proposed development use for this site there is existing access to local facilities that in likely to continue in the long-term such as local supermarkets and a post office. The viability of these businesses would likely improve should the site be re-developed for residential purposes. Local facilities may also be required to expand due to additional demand in the long-term.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's proximity to the city centre and access links along one of the most popular and accessible routes in and out of the city.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing. The score also reflects the loss of a specialist employment use within the city.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Local facilities remain open in the long-term.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></li> </ul>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce</li> </ul>	<div style="font-size: 2em;">++</div>	<p><b>Likely Significant Effects</b></p> <p>There is currently good provision of local facilities and services within 800m, including convenience stores locally and small supermarket to the south of the site on Broadway and three further supermarkets to the west on the far side of Fulford Road. There is a small pharmacy directly opposite the site on Fulford Road, a doctor's surgery on Wenlock Terrace and a dentist to the north of the site. Provision of these existing services and facilities is likely to suffice in the short-term but given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>The site has access to cycle and pedestrian routes as well as frequent transport along Fulford Road. Although distances will vary across the site and providing these routes continue into the future, access to the site should be available without use of the car.</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>homelessness;</p> <ul style="list-style-type: none"> <li>Promote the safety and security for people and/or property.</li> </ul>		<p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 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. Given the timescale for delivery calculations for affordable housing should be informed by up-to-date evidence prior to development.</p> <p>Fulford Road Police Station is to the north of the site with frequent foot and bike patrols in the area. This may provide a sense of safety for new residents.</p> <p>Overall this site has been assessed as having a potentially significant positive impact on this objective in the long-term with uncertainty in relation to the requirement for access to facilities and transport in the future.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Further assessment of facilities and services prior to the site coming forward identify continuing access to existing facilities.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The future baseline position in relation to access to/provision of services, facilities and transport routes.</i></li> <li><i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></li> </ul>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	<p>+ - + -</p>	<p><b>Likely Significant Effects</b></p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. Given its proximity to both the City Centre and shops/facilities in the Fulford Road area promotion of non-car modes of transport should be possible. There are good existing pedestrian and cycle networks linking to the city centre both along Fulford Road and beside the river via Walmgate Stray. There is an access road that is used by many cyclists through the northern edge of the site linking Walmgate Stray / the University to Hospital Fields Road which runs down to the river near Millennium Bridge and into the centre of town.</p> <p>There are frequent bus services as buses from the city centre to the Designer Outlet Park and Ride run along Fulford Road. However, given the size and depth of the site it is likely that many areas of housing will fall outside 400 metres walking distance to a bus stop. This issue would need to be factored into site planning and the sustainable transport provision overall.</p> <p>There are existing significant issues with traffic congestion in this area along Fulford Road. The base traffic situation on the A19 is that it is at or is exceeding capacity in the vicinity of Heslington Lane/Broadway. Further development in this location is likely to exacerbate congestion and negatively impact on car journey time. Further detailed modelling is required to the potential implications of the site. The site is not going to be released until 2031 and therefore up-to-date transport modelling will be required to understand the impact of development following implementation of other site allocations in the Local Plan and to identify applicable mitigation. .</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 100%; background-color: green; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: red; margin-right: 5px;"></div> </div>	<p>The site currently has good transport links but is located on the already congested Fulford Road, for this reason it has been assessed that development could have both a significantly positive effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The existing transport routes can be linked into the new development.</i></li> <li><i>That the existing bus services continue into the future.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The level of congestion as result of this development as a result of its occupation.</i></li> <li><i>The behaviour of future occupiers and their travel needs.</i></li> <li><i>The future baseline in relation to traffic movements and congestion.</i></li> </ul>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 100%; background-color: lightgreen; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: yellow; margin-right: 5px;"></div> </div>	<p><b>Likely Significant Effects</b></p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size 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 greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. As this site meets the definition of 'sufficiently large' (&gt;300 dwellings) it should be sure to comply with the heating and cooling hierarchy in policy CC3.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: #90EE90;"></div> <div style="width: 45%; background-color: #FFD700;"></div> </div>	<p>have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></li> <li><i>The scale of effects as a consequence of residents is unknown.</i></li> </ul>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	<div style="background-color: #FF0000; text-align: center; color: white; font-weight: bold;">---</div>	<p><b>Likely Significant Effects</b></p> <p>Preliminary evidence suggests that this site has limited biodiversity interest within it except for the potential for bats in the existing buildings for which further assessment is needed.</p> <p>The main issue with this site is the proximity and relationship with Walmgate Stray. Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship and managed by a tenant farmer. Although preliminary work identifies a large area of open space will be retained on the eastern edge of Imphal Barracks, it is likely that new residents will also want to use/access the Stray for recreational purposes. Whilst this would be positive in providing access to the natural landscape, the land is managed with livestock which is likely to cause conflict with people trying to access the area for recreation, in particular dog walkers. Disruption that made it unviable to graze the land would force a change of management and the value of the grassland would potentially deteriorate as a result. Furthermore an increase in recreational disturbance could damage the habitat through trampling and nutrient enrichment from dog fouling. A recreation strategy, informed by a recreational study, will need to be implemented to ensure access to alternative openspace is in place to avoid potentially negative effects as a result of human interaction and mitigation measures will be required to ensure the land management can continue</p> <p>Further hydrological work is required to assess the potential impact on the Stray and to the value of the grassland. The area and adjacent surrounds are also incredibly wet which contributes to the value of the UK Priority Habitat grassland on Walmgate Stray. Any changes to the hydrological regime need to consider impact on this grassland habitat and further afield; the hydrological scoping report undertaken on behalf of the landowner in March 2017 identified that up to three SSSI could be hydrologically connected to the site.</p> <p>There are a high number of very good quality trees on the site that any re-development should seek to retain. Loss of trees/verge to Fulford Road may be lost if road is widened in relation to the development of the site. At least all trees of category A and B, and any with a significant ecological value should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>There are potentially minor to significant negative effects identified on this objective due to the impact of development, both during short-term construction phase and during the long-term occupation of the site on Walmgate Stray which is a UK Priority Habitat.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>A comprehensive evidence base is required to understand the potential effects on Walmgate Stray and biodiversity interest within the site.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Walmgate Stray continues to contain UK Priority Habitats.</i></li> <li><i>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></li> </ul>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #90EE90; width: 20px; height: 20px; margin-right: 5px; display: flex; align-items: center; justify-content: center;">+</div> <div style="background-color: #FFD700; width: 20px; height: 20px; margin-left: 5px; display: flex; align-items: center; justify-content: center;">-</div> </div>	<p><b>Likely Significant Effects</b></p> <p>This site is composed of both brownfield and greenfield land, currently occupied by the army barracks which are set to be vacated and cleared for development.</p> <p>Preliminary assessment has identified potential ground contamination issues so an appropriate contamination assessment would need to be undertaken to establish required mitigation. Preliminary evidence by the site promoter advises that the site would be investigated and any threats removed prior to them vacating the site.</p> <p>As this site involves redevelopment of previously developed land there is a positive effect. However the development of greenfield land and potential negative impacts on neighbouring protected land identified as high value (as detailed further in objectives 8 and 10) that will arise from development mean this has been assessed as also having a negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></li> </ul>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 40%; background-color: #90EE90; height: 20px;"></div> <div style="width: 40%; background-color: #FFD700; height: 20px;"></div> </div>	<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. 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 Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</li> </ul>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<b>Uncertainties</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	<b>Likely Significant Effects</b> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <b>Mitigation</b> <ul style="list-style-type: none"> <li><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li><i>The level of waste processed during the construction and remediation phases is unknown.</i></li> </ul>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	---	<p><b>Likely Significant Effects</b></p> <p>The site is based on Fulford Road which is an AQMA and already has significant congestion issues as the A19 is currently at or exceeding capacity in the vicinity of Heslington Lane/Broadway.</p> <p>There is potential for increased congestion/ traffic flows associated with both construction in the short-term such as on-site HGV movements, dust and emissions associated with the use of machinery and operational traffic in the long-term. Air quality levels should be monitored and managed as there are potentially adverse air quality implications for Fulford Road. When developed it is likely that travel will increase both towards the city centre and along the A19 through Fulford village to the outer ring road exacerbating air quality issues along the length of the road. Therefore a full air quality impact assessment will be required.</p> <p>Air quality issues as result of traffic may be reduced subject to the uptake and availability of sustainable transport modes. The scale of this is uncertain.</p> <p>Overall the impact of this site will likely be a significant negative but this is subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>Appropriate assessments undertaken to understand the traffic and resulting air quality impact of the site to enable air quality mitigation measures to be appropriately identified.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>Air quality issues remain along Fulford Road at the time the site is available for development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></li> </ul>
13. Minimise flood risk and reduce the impact of flooding to people and	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on</li> </ul>	?	<p><b>Likely Significant Effects</b></p> <p>This development is located within Flood Zone 1 according to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone. Surface water flooding is an identified issue within York and there is pressure on this site and the area in general at present in terms of drainage.</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
property in York.	flood risk; <ul style="list-style-type: none"> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>		The connectivity to the existing drainage network would need to be improved. This site would benefit from a comprehensive modern SuDS scheme and the drainage scheme would need to consider the impact on potential hydrological change on Walmgate Stray. This site has been assessed as having an uncertain effect on this objective as the effect is to be determined through evidence, masterplanning and implementation. <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></li> <li><i>Mitigation schemes need to consider in-combination effects on Walmgate Stray.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li><i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li><i>n/a</i></li> </ul>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</li> </ul>	? - -	<p><b>Likely Significant Effects</b></p> <p>This site contains two Grade II listed buildings and the Fulford Road frontage lies within the Fulford Road Conservation Area. However, as access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if they merit designation. Historic England recommends that further assessment is required so that the issue of designation can be addressed. Therefore further work needs to be done on understanding the existing structures and if they warrant listing.</p> <p>The Fulford Road Conservation Area boundary currently makes only a minimal incursion into the potential site as this was based only on assessments undertaken from the road itself given the restricted access of the site. It is likely that revision will take it further into the boundary of the Imphal Barracks site. Therefore the existing buildings need to be assessed as a group to understand whether they contribute to the conservation area and should be included in an appraisal update. The parade ground is also an important feature of the current site which needs to be retained in any future designs to compliment the understanding of the history of the site.</p> <p>The Keep on Fulford road is the most prominent building in the conservation area and there is potential that it would be lost through inappropriately sized new buildings. New buildings should be appropriately sized and scaled in order for The Keep to retain its stature.</p> <p>Poor architectural design would be detrimental to the conservation area and the high quality of buildings and craftsmanship in York. Poor design may impact upon the setting of Listed Buildings and the character of the conservation area. Opportunity to create well designed housing which could reflect some existing military character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general. Local distinctiveness should be reinforced where this makes a positive contribution to character.</p> <p>This site does not exist as an army barracks in isolation and has linkages to other military sites across the city and is linked to the development of York as a garrison town and this history should be reflected in any potential scheme.</p> <p>It will be necessary to identify the presence and assess the significance of archaeological deposits on the site. The HIA identified that there is a</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>reasonable potential for survival of prehistoric and Roman British features and deposits as well as medieval and later exploitation and occupation of the site. There is also high potential for discovering water logged deposits which would be of high significance and may need to be preserved in-situ – this needs to be taken into consideration through the hydrology plan/study. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significance of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site.</p> <p>The site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. In order to masterplan appropriately further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>On balance, impacts have been identified as predominantly uncertain due to the requirement for further assessment and potentially significantly negative on the historic environment subject to the outcomes of this work. The impacts identified will be better understood following further evidence,</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Comprehensive evidence base is required to understand the heritage assets on the site and potential impact as a result of development.</i></li> <li>• <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></li> <li>• <i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>n/a</i></li> </ul>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> <li>• Preserve or enhance the landscape including areas of landscape value;</li> <li>• Protect or enhance geologically important sites;</li> <li>• Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting"</li> </ul>	<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p><b>Likely Significant Effects</b></p> <p>Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management. An increase in people, particularly dog walkers, on the Stray may lead to a change in land management i.e. no longer grazed which may lead to a deterioration of the grassland.</p> <p>Walmgate Stray (adjacent) has an historical link to the 18th century barracks, separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas.</p> <p>As mentioned in objective 14, there is potential loss of Military history/significance on the site and loss of association with other military related buildings in Fulford. It is important that the site's military history is reflected in any re-development, for example the parade ground should be retained with the design of the re-development. The potential expansion of Fulford Road Conservation Area would be a significant positive but is</p>

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>within the Heritage Topic Paper.</p>	<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>currently uncertain and subject to assessment.</p> <p>Buildings of an inappropriate height may disrupt the local character and setting, overshadow listed buildings and/or obstruct views of local features. Views analysis is required.</p> <p>There are a high number of very good quality trees on the site, impact of development may be detrimental to trees and the rural character within and surrounding the site. There is potential loss of trees/verge to Fulford Road if road is widened in relation to the development of the site.</p> <p>On balance, re-development of the site could have potentially significant negative impacts on the natural and built landscape subject to high quality masterplanning and the implementation of a comprehensive landscape scheme incorporating the military history of the site.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• <i>Implementation of a landscape strategy incorporating mitigation measures.</i></li> <li>• <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• <i>A former industrial site can be enhanced through re-development.</i></li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></li> <li>• <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></li> </ul>
<p><b>Summary</b></p> <p>There could be a permanent significant positive effect on objective 1 due to the scale of the site and its proximity to the city centre. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site, good provision of local services/facilities and proximity to Fulford Road Police Station. Objective 12 has a significant negative effect due to the fact that site borders Fulford Road Air Quality Management Zone. There are also potentially significant negative effects on objective 8 due to the impact development, both during construction and later occupation, would have on neighbouring Walmgate Stray which is a UK Priority Habitat.</p> <p>The site could have both a significant positive and significant negative impact on objective 6 because whilst the site is close to the city with very good soft transport links it does border Fulford Road which already has significant congestion problems. Objectives 14 and 15 are also uncertain and significant negative effects because of the potential for the expansion/identification of heritage assets on site, the scale and significance of which is currently unknown.. Objective 4 (jobs) has been assessed as a significant negative effect because redeveloping barracks necessitates the loss of a specialist employment site however there is a minor positive effect as the development will create/sustain a number of construction jobs in the short term and in the medium to long term the expansion of services/facilities will also create some jobs.</p> <p>Objective 2 is significantly positive because the site is very well located for services and facilities, transport links and open space. A minor negative effect due to lack of existing healthcare within 800m and potential impact on health as a result of poor local air quality.</p>			

## ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Objective 9 is both minor positive and minor negative as the site is mixed brownfield /greenfield and increased recreational impacts on Walmgate Stray is likely to have negative impacts. Objective 7 is also both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 3 is assessed as potentially minor positive because of training during construction and minor negative additional pressure on local schools.</p> <p>Objectives 10 and 11 and are assessed as negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that during construction or later occupation the water quality will improve or the volume of waste generated will decrease.</p> <p>Effect on objective 13 is uncertain at this stage because whilst the site is not in a flood zone drainage is of some concern, effect on this objective as the effect is to be determined through later masterplanning.</p>

### Key

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