



Local Plan Preferred Options

**SUSTAINABILITY APPRAISAL**  
**NON-TECHNICAL SUMMARY**

**June 2013**

## 1. INTRODUCTION

### Purpose of this Report

- 1.1 This document is the non-technical summary of the Sustainability Appraisal (SA) for the City of York Local Plan Preferred Options (hereafter referred to as 'the Local Plan'). The non-technical summary sets out the SA process and describes the key sustainability effects anticipated as a result of implementing the policies and proposals contained with the Plan.

### City of York's Local Plan Preferred Options

- 1.2 City of York Council is currently preparing the City of York Local Plan. The Local Plan will guide development in the authority for the next 15 to 20 years and provides the spatial planning response to the city's vision and growth agenda. The Local Plan includes the following elements:

- Strategic Vision and Objectives
- Spatial Strategy
- Core Strategy Policies
- Development Management Policies
- Strategic Sites and Allocations
- Monitoring Framework.

- 1.3 The Local Plan builds on the previous Local Development Framework (LDF Core Strategy), which was withdrawn in 2012 after Members instructed officers to undertake the necessary steps to withdraw the City of York LDF Core Strategy from the Examination process. The Local Plan also now incorporates the requirements set out in the new planning system outlined in the National Planning Policy Framework (NPPF), published by the Government in March 2012.

- 1.4 The vision for the City of York in the Local Plan Preferred Options is summarised as:

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

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

- 1.5 In addition to the vision, the Council has drafted 11 objectives derived from the City's Sustainable Community Strategy, 'The Strategy for York 2011-2025' and 'Delivering

for the People of York: The Council Plan 2011-2015'. The objectives are grouped under the following interconnected themes:

**Create Jobs and Grow the Economy**

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

**Build Strong Communities**

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

**Protect the Environment**

*Built Environment*

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

*Natural Environment*

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

*Natural Resources and Environmental Protection*

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

**Get York Moving**

- Promote sustainable modes of transport whilst delivering transport infrastructure.

- 1.6 Ensuring sustainable growth patterns is an important part of the Plan's vision and the spatial approach has explored the key principles for delivering sustainable growth for York. The key drivers are identified as economic growth and population/housing growth recognising that economic and housing growth

intrinsically influence each other and if delivered together, should enable sustainable growth patterns by allowing people to live and work within the authority.

1.7 The overall approach to the Spatial Strategy underpins the approach to York's future growth through directing the location and scale of new housing, employment and retail. Delivering the spatial approach in the Local Plan is through:

- Core Strategy Policies  
Core Strategy Policies are intended to support the delivery of the spatial strategy.
- Strategic Sites and allocations  
In order to help achieve the spatial strategy, 24 strategic sites and 45 other allocations have been identified to support housing and economic growth.
- Development Management Policies  
These outline the criteria against which planning applications will be assessed and will reflect the strategic objectives and core policies of the Core Strategy

1.8 In order to meet vision and growth agenda, the Council has drafted policies across the following interconnected vision themes:

- Sustainable Development (1 policy)
- Spatial Strategy, including:
  - Spatial Strategy
    - York Sub Area (1 policy)
    - Delivering Sustainable Growth for York (4 policies)
    - The Role of Greenbelt and Safeguarded Land (2 policies)
  - York City Centre (1 policy)
  - York Central (1 policy).
- **Create Jobs and Grow the Economy**
  - Economy (5 policies)
  - Retail (4 policies)
- **Build Strong Communities**
  - Housing Growth and Distribution (4 policies)
  - Aiding Choice in the Housing Market (6 policies)
  - Affordable Housing (1 policy)
  - Community Facilities (4 policies)
  - Education, Skills and Training (4 policies)
  - Universities (5 policies)
- **Protect the Environment**
  - Design and the Historic Environment (14 policies)
  - Green Infrastructure (7 policies)
  - Green Belt (5 policies)
  - Flood Risk Management (3 policies)
  - Climate Change (2 policies)
  - Environmental Quality (3 policies)
  - Waste and Minerals (2 policies)
- **Get York Moving**

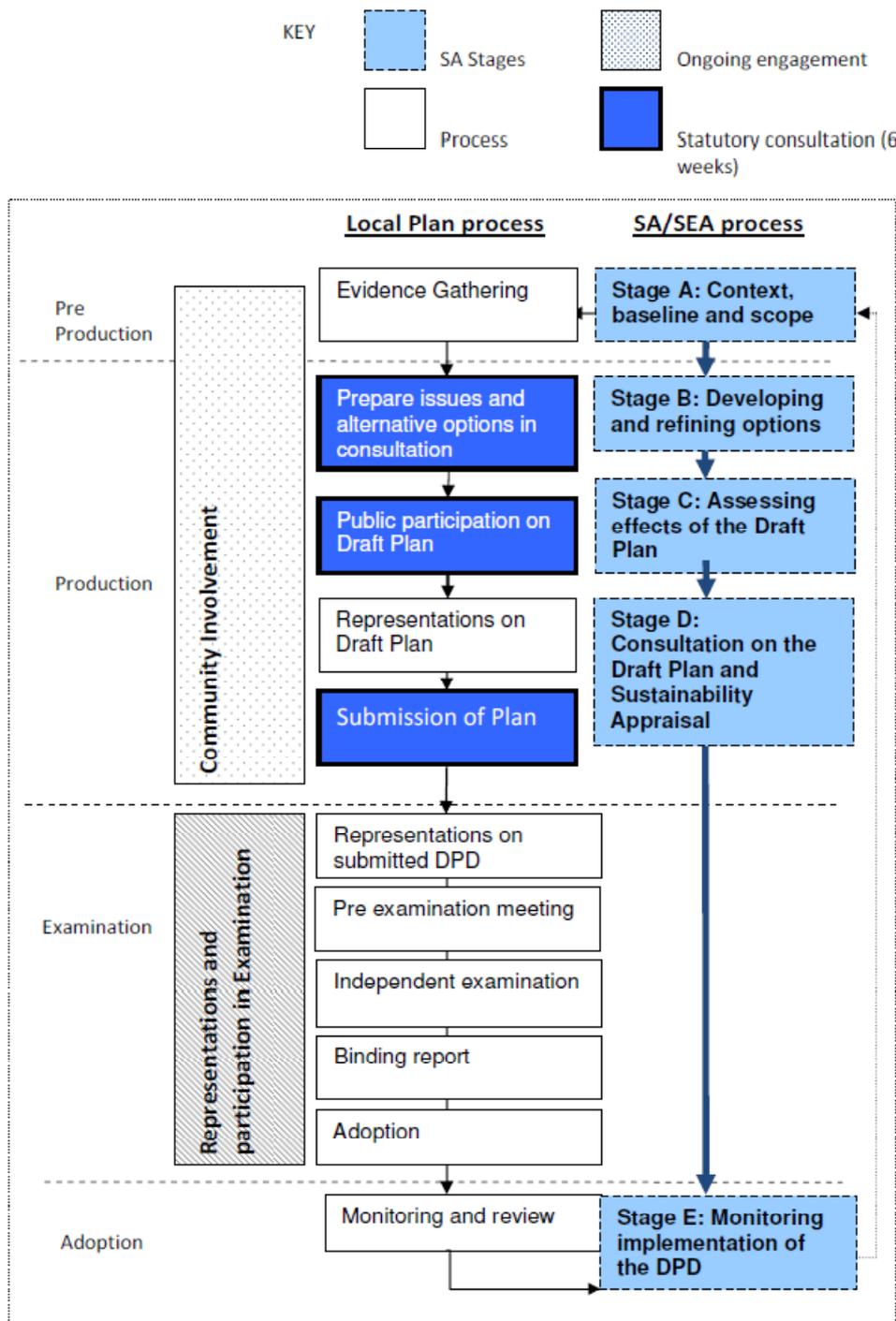
- Transport (12 policies)
- Communications Infrastructure (1 policy)
- Infrastructure and Developer Contributions (1 policy)
- Delivery and Monitoring

## 2. SUSTAINABILITY APPRAISAL

- 2.1 It is important to ensure that the development options and policies within the Local Plan contribute to the aims of sustainable development. This is commonly defined as ensuring that there is a better quality of life for everyone now and in the future. Sustainable development seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs whilst minimising the impact, nor compromising the ability of future generations to the meet their needs.
- 2.2 The requirement for Sustainability Appraisal of Local Plans is set under Section 19(5) of the Planning and Compulsory Purchase Act 2004. In undertaking this requirement, planning authorities must also incorporate the requirements of the European Strategic Environmental Assessment Directive 2001/42/EC regarding the assessment of the effects of plans and programmes on the environmental. This is a law that sets out to integrate environmental considerations into the development of plans and programmes.
- 2.3 There are 5 key stages within the SA process. These are shown in **Figure 1** together with how they relate to the preparation of the Local Plan.
- 2.4 **Stage A** of the SA process has been completed through the production of a Scoping Report. The scoping report establishes the baseline data and sets the sustainability context for York. The Scoping report also establishes the framework for undertaking the Sustainability Appraisal through the production of a set of sustainable development objectives against which the performance of the plan can be measured and monitored.
- 2.5 Consultation on the Scoping Report took place in February –March 2013. The final scoping report is available to download from the Council’s website at: [www.york.gov.uk/localplan](http://www.york.gov.uk/localplan).
- 2.6 **Stage B** of the process is iterative and involves the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the emerging objectives, policies and allocations. This helps to promote sustainable development through early integration of sustainability considerations into the preparation of the Local Plan. In addition, this stage considers which sites would be the most suitable to deliver the strategic ambitions of the plan.

2.7 The SA report produced alongside the Local Plan forms part of the iterative process in developing the final vision, objectives, policies and allocations. The findings of this report, together with the consultation responses and ongoing evidence base work, will help to refine the the Preferred Options further culminating in the preparation of a Local Plan Submission Report and SA Appraisal (Stage C) and further consultation (Stage D).

**Figure 1: The SA and Local Plan preparation process**



## How the Local Plan Preferred Options has been Appraised

- 2.8 The SA Scoping Report sets out a framework that is used to carry out the appraisal. The Framework contains 15 objectives covering a range of social, environmental and economic factors. The objectives are supported by sub-objectives, which are more detailed guide questions to help the assessment of the Local Plan.

**Figure 2: SA Objectives**

No.	Sustainability Framework Objectives
1	To meet the diverse housing needs of the population in a sustainable way.
2	Improve the health and well-being of York's population
3	Improve education, skills development and training for an effective workforce
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
5	Help deliver equality and access to all
6	Reduce the need to travel and deliver a sustainable integrated transport network
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment
9	Use land resources efficiently and safeguard their quality
10	Improve water efficiency and quality
11	Reduce waste generation and increase level of reuse and recycling
12	Improve air quality
13	Minimise flood risk and reduce the impact of flooding to people and property in York
14	Conserve or enhance York's historic environment, cultural heritage, character and setting
15	Protect and enhance York's natural and built landscape

- 2.9 The Local Plan has been reviewed against the Framework to identify those elements that have the potential to influence social, environmental and economic factors. These were the Strategic Vision Themes, the Preferred Spatial Strategy, Core Strategy Policies, Strategic Sites and Allocations.
- 2.10 In addition, in order to select the most appropriate sites, a consultation was undertaken in Autumn 2012 to ask for sites to be submitted for consideration as part of the Local Plan process. These sites have been submitted to a desk-based analysis to evaluate and score accordingly how sustainable they are in terms of their location against a number of social, environmental and economic factors. Figure 3 summarises the key stages of this location assessment and its compatibility with sustainability objectives. More detail is presented in **Section 3 and Appendix 7** of the main SA report

**Figure 3: Sustainable Location Assessment Methodology Summary**

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

### 3. SUMMARY OF THE APPRAISAL FINDINGS

#### Vision and Objectives

3.1 **Figure 4** contains the matrix which compares the SA objectives and the four priorities listed above. A more detailed assessment is presented in **Appendix 5 to the main SA Report**.

**Figure 4: Vision and Outcomes Compatibility Matrix and Key**

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

SA Objectives		Local Plan Priorities					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
1	To meet the diverse housing needs of the population in a sustainable way.	0	0	++	I	I	I
2	Improve the health and well-being of York's population.	+	+	++	0	++	++
3	Improve education, skills development and training for an effective workforce.	++	0	++	0	0	0
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	++	+	I	I	I
5	Help deliver equality and access to all.	+	++	++	0	0	0
6	Reduce the need to travel and deliver a sustainable integrated transport network.	++	++	++	+	+	+
7	To minimise greenhouse gases that cause climate change and deliver a managed	-	+	-	+	+	++

SA Objectives		Local Plan Priorities					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	response to its effects.						
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	I	0	I	0	++	++
9	Use land resources efficiently and safeguard their quality.	I	0	I	I	++	++
10	Improve water efficiency and quality.	-	0	-	0	++	++
11	Reduce waste generation and increase level of reuse and recycling.	-	0	-	0	0	++
12	Improve air quality.	I	++	I	0	0	++
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	I	0	I	0	++	++
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	I	0	++	++	0	0
15	Protect and enhance York's natural and built landscape.	I	0	I	++	++	++

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

3.3 Those SA objectives that are particularly well supported by the Local Plan objectives include health (SA Objective 2) and transport (SA Objective 6) which reflects the emphasis of these Plan objectives on improving health, reducing the need to travel and enhancing transport infrastructure. Local Plan objectives relating to economic development, transport and building strong communities were identified as having a strong positive relationship with the socio-economic SA objectives (SA Objectives 1,

2, 3, 4, 5 and 6) in particular whilst those Plan objectives relating to the protection and enhancement of the built and natural environment and resource use were considered to be compatible with those SA objectives covering environmental issues as well as health.

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

### Preferred Policy Approach

- 3.5 As part of the emerging Local Plan, a number of policy approaches were evaluated to gauge the most sustainable approach to take forward into policy. **Section 4. 2** of the main SA sets out the analysis of the Preferred Approach and the alternatives considered. A full appraisal against the SA Framework is set out in **Appendix 6**.
- 3.6 The appraisal of each policy against the objective relies on an element of qualitative and subjective assessment. To summarise the findings the following scoring system has been used (Figure 5).

**Figure 5: Appraisal Scoring System for the Strategic Vision and Policy Alternatives**

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

- 3.7 As part of the appraisal commentary, the cumulative impacts arising from the plan as well as recommendations for improvement were provided along with the assessment. The resulting impacts from the different plan chapters are set out in Figure 6.

**Figure 6: Cumulative effects arising from the Plan**

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

Figure 6: Cumulative effects arising from the Plan

SA Objective	Policy Chapters													Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)	
	Sustainable development	Spatial Strategy	Economy & Retail	Housing growth, distribution and affordability	Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport	Infrastructure			
5. Equality and Accessibility	+	++	+	+	++	++	0	+	+	0	+	+	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective. Conflict may occur when sites suitable for gypsies, travellers and show people sites are identified for other types of accommodation
6. Transport	++	+	+	+	+	+	?	+	+	+	+	++	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective. However, further development in key locations would generate more traffic which could lead to congestion particularly within the urban area.
7. Climate Change	+	+	+	?	+	+	?	+	+	+	+	++	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective However, meeting development needs will result in increased greenhouse gas emissions as a result of increased vehicle movements, increased fuel consumptions and energy use in new dwellings and premises.

Figure 6: Cumulative effects arising from the Plan

SA Objective	Policy Chapters														Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)		
	Sustainable development	Spatial Strategy		Economy & Retail	Housing growth, distribution and affordability		Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport			Infrastructure	
8. Biodiversity	+	+	-	+	+	-	0	+	0	++	+	0	0	+	+	+	It is anticipated that the effects of the preferred options would be largely positive although there would be mixed effects on the natural environment as a result of the spatial strategy (arising from the increased development pressure on environmental assets), and on housing (as a result of reliance on the market to deliver housing sites).	
9. Land Use	++	+	-	+	-		0	0	0	++	+	++	0	+	?	0	+	It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective however greenfield land would be required to meet future needs which would be adverse.
10. Water Efficiency and Quality	0	+	+	-	-		0	0	0	+	+	+	0	0	++		+	It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective  However, any increase in housing numbers would result in increased water consumption and the reliance on the housing market may result in sites coming forward earlier than planned even where there is an acknowledged adverse effect on the water environment in the short term.

Figure 6: Cumulative effects arising from the Plan

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

**Figure 6: Cumulative effects arising from the Plan**

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

- 3.8 The cumulative effects of the preferred options (as well as the interaction with other plans and programmes) is difficult to meaningfully or accurately assess. However, our best judgment indicates that most of the SA objectives will experience generally positive effects as a result of the implementation of the Local Plan preferred options.
- 3.9 Despite the overall positive effects arising from the preferred options there are some aspects where there may be minor negative effects or mixed effects of some policy areas on some SA objectives. These objectives include biodiversity (SA Objective 8), land use (SA Objective 9), water (SA Objective 10), waste and resource use (SA Objective 11), flood risk (SA Objective 13), cultural heritage (SA Objective 14) and landscape (SA Objective 15) with adverse effects arising from development pressure on environmental assets, increased consumption of resources and emissions to air. In some instances these adverse effects may be exacerbated in the medium term by the preferred option of allowing the market to dictate when sites should come forward. There may be occasions where a site is identified for release in the future because it is dependent on infrastructure which would be delivered in the long term and that infrastructure would negate environmental effects, such as upgrading sewerage infrastructure, but the market brings the site forward faster than the infrastructure improvements can be implemented.

### **Strategic Sites and Allocations**

- 3.10 The Local Plan Preferred Options has allocated 24 Strategic sites, 45 housing allocations and 14 employment allocations. Figure 7 sets out the location of the Strategic Sites and Allocations. More detail can be found in **section 4.3** and **Appendices 8 and 9** of the main SA report.



- 3.14 Key to the location of development sites is access to the transport network to encourage sustainable travel behaviour. The majority of allocated sites all have good access to different transport modes connecting across the city. Those which have scored lower are located within outlying villages where transport services are limited. Accessible transport is important to deliver equality of access to all (**Objective 5**) as well as reducing the need to travel (**Objective 6**). Access across strategic sites is not even but the locations chosen aim to maximise the opportunities for good access by a range of transport modes. A number of improvements may be required as part of any development to enhance transport services and promote sustainable travel behaviour by residents. These could include development of cycle routes, pathways and extension existing to bus routes.
- 3.15 Benefits on the environment may occur as a result of reducing trip generation through an integrated transport network such as minimising greenhouse gas and other emissions. The concentration of both housing and employment development within the authority should also minimise commuting and therefore travel between home and work, thus offsetting the effects of climate change (**Objective 7**). However, there is a risk to air quality that development located within the city centre or clustered in the same vicinity may have adverse effects due to cumulative impacts on trips and from construction. These sites will need to implement measures to offset any air quality impacts as a result of development to minimise adverse impacts to **Objective 12**.
- 3.16 The development of this volume of sites will also have an impact on resources both during the construction of the development as well as following its completion. This is assessed as having potentially adverse impacts on **Objective 7** regarding climate change, **Objective 10** regarding water efficiency and **Objective 11** regarding waste generation and increasing the level of reuse and recycling. It is identified that in order to offset any adverse impacts, sustainable design and construction and resource efficiency measures will need to be implemented across all sites.
- 3.17 The location sites has taken account of Nature conservation designations although a number of the identified sites are on greenfield sites. The approach to direct development away from sensitive ecological sites reduces the direct harm to green infrastructure, biodiversity, geodiversity, flora and fauna (**Objective 8**). However, some sites are located adjacent to or contain important designated sites and the appraisal has concluded that development may have significant adverse impacts on the integrity of the nature conservation designations. Where this is the case, it is recommended that specific mitigation measures relating to the site are established prior to the final allocation to ensure that any identified impacts can be minimised.
- 3.17 Similarly, York's historic character, setting and landscape has been a key criterion in determining the location of development. The impacts for the majority of both strategic sites and other allocations show that the resulting effects will be determined through the planning application/design process for the site. It is recommended that the design of the site or masterplanning process uses the Heritage Topic Paper and Impact Assessment to determine the effects of any

proposed development to ensure maximum contribution towards **Objective 14** and **15** regarding the conservation of York historic environment and landscape.

- 3.18 An important aspect of the location methodology was choosing sites which are not in high flood risk areas. The sites should therefore minimise the effects of flooding on new development sites. In order to maximise the achievements of **Objective 13** regarding Flood risk, it is recommended that sustainable drainage systems are used to offset any resulting impact from increasing hard surfaces as a result of development.

## 4. NEXT STEPS

### Monitoring

- 4.1 It is a requirement to establish how the significant sustainability effects of implementing the Local Plan will be monitored. Monitoring the Local Plan for sustainability effects can help answer questions:
- Were the SA predictions accurate?
  - Is the Local Plan contributing to the achievement of SA Objectives?
  - Are mitigation measures performing as well as expected?
  - Are there any adverse effects? Are these within acceptable limits or is further action desirable?
- 4.2 Appendix 4 to the main SA report sets out the possible monitoring indicators for assessing the impacts of the Local Plan. This list is likely to change as the understanding of sustainability impacts becomes clearer during the latter stages of the SA.

## 5. CONSULTATION

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

### How to comment on this report

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

Please submit any comments you may have to:

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

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