



City of York Council

City of Local York Plan

City of York Local Plan Publication Draft (Regulation 19 Consultation) Sustainability Appraisal Report Addendum – Proposed Modifications Consultation



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3	Final	Jan 2023

Non-Technical summary

Purpose of this report

This document is the January 2023 addendum to the City of York Local Plan: Publication Draft - Sustainability Appraisal Report (Feb 2018). The purpose of this addendum is to assess the likely significant effects of the proposed modifications to the draft Local Plan to update the previous SA as appropriate and to ensure that all the likely significant effects of the Local Plan (as proposed) have been identified, described and evaluated. The report supports the City of York Local Plan Publication Draft – Proposed Modifications Consultation.

This report should be read in conjunction with the following documents which can be accessed through the Council’s examination website (<https://www.york.gov.uk/LocalPlanExamination>):

- City of York Local Plan: Publication Draft - Sustainability Appraisal Report (February 2018) [CD008, CD009A-D and CD010],
- City of York Local Plan: Publication Draft - Sustainability Appraisal Report Addendum (April 2018) [CD011]
- City of York Local Plan: Publication Draft - Sustainability Appraisal Report Addendum (June 2019) [EX/CYC/24a-c]
- City of York Local Plan: Publication Draft - Sustainability Appraisal Report Addendum (May 2021) [EX/CYC/62]

The purpose of this report is to ensure that where relevant, the Publication Draft SA Report (Feb 2018) and the SA Report Addenda (April 2018, June 2019, and May 2021) have been updated to reflect the proposed modifications within the context of the requirements for SA (including the Strategic Environmental Assessment (SEA) regulations).

The Draft Local Plan and Proposed Modifications

The new Local Plan for the City of York will set out how much new development is to be accommodated in the District to 2033 (defining Green Belt boundaries which will endure beyond the plan period) and set out where this growth will be located. The draft Local Plan includes the following key parts:

- Vision and Outcomes;
- Key Development Principles;
- Spatial Strategy (including strategic and local sites); and
- Thematic Policies.

The draft Local Plan was submitted to the Secretary of State for examination on 25th May 2018. As the draft Local Plan was submitted before the 24th January 2019, under the transitional arrangements set out in paragraph 220 (Annex I) of the National Planning Policy Framework (NPPF) (2021), it is being examined against the national planning policy provisions of the previous NPPF (2012) and National Planning Policy Guidance (PPG).

The government appointed two Planning Inspectors to conduct an independent examination (known as an “Examination in Public” or “EiP”) into the Local Plan. EiP hearings took place during

2019 and 2022. Following the conclusion of the hearings in September 2022, the Council, with agreement of the Inspectors, has identified a series of proposed modifications to the Local Plan.

The Council is consulting on three schedules of proposed modifications:

- 'Main' modifications (MMs) which are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. Main Modifications are therefore changes that have an impact on the implementation of a policy.
- 'Additional' modifications (AMs) which are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.
- Policies Map Modifications (PMMs) which are changes to the Policies Map that the Council has also identified as being required in response to, and ensure alignment with, the MMs and AMs.

What is Sustainability Appraisal?

National planning policy¹ states that local plans are key to delivering sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to meet the needs of the present without compromising the ability of future generations to meet their own needs. It is very important that the City of York Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan². SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under UK regulations³ called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA is therefore an integral part of the preparation of the Local Plan.

Determining the significance of the proposed modifications for SA

The proposed modifications to the draft Local Plan are either Main Modifications (MMs), Policy Map Modifications (PMMs) and Additional Modifications (AMs). These have been reviewed to determine whether further appraisal within the SA is required. **Section 2.2** sets out the principles that have been used to determine the likely significance of any proposed modification. These include consideration of the implications for the SA where the proposed modification:

- introduces a new policy;
- adds text to an existing policy such as the introduction of an additional criterion;
- deletes text from a policy;
- identifies a new site allocation;

¹ See paragraph 150-151 of the National Planning Policy Framework (Department for Communities and Local Government, 2012). As noted previously, the draft Local Plan was submitted for examination before 24th January 2019 and is therefore being assessed against the NPPF (2012) rather than the latest NPPF (2021).

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

³ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

- deletes a site allocation; or
- amends the supporting text clarifying how policies will be implemented.

The screening of the proposed modifications is set out in **Appendix A** in relation to Main Modifications (MMs), **Appendix B** for Policy Map Modifications (PMMs) and **Appendix C** for Additional Modifications (AMs). The summary of those proposed modifications that are considered significant for SA is set out in **Section 3.2**.

How have the proposed modifications been appraised?

A SA Framework has been developed to complete the appraisal of the emerging Local Plan. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS1.1**.

Table NTS1.1 SA Objectives used to appraise the Local Plan Publication Draft

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

The Local Plan Publication Draft policies and thematic plan policies have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS1.2**. This scoring has been used where changes to the appraisal in the Publication Draft SA Report (2018) have been identified in **Appendix A, Appendix**

B or Appendix C (with updated appraisals contained in **Appendices D to H**). Where the revision to matrices requires the removal of text, this is indicated using ~~strikethrough~~, where new text has been added this is underlined. Similarly, where the score has been amended in a matrix this is also indicated using ~~strikethrough~~ for the previous score and underlining for the new score. Where the matrices include changes to text updated by earlier SA Report Addenda (April 2018, June 2019 or May 2021) the later, and final changes, are also highlighted in **bold**. The outcome of these appraisals is summarised in **Section 3** of this Report.

Table NTS1.2 Scoring System used in the appraisal of the draft Local Plan

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect on the SA objective.
+	The policy is likely to have a positive effect on the SA objective.
0	No significant effect / no clear link between the policy and the SA objective.
I	Depends upon Policy Implementation (applied to GIS Assessments)
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	The policy is likely to have a negative effect on the SA objective.
--	The policy is likely to have a significant negative effect on the SA objective.

Proposed land allocations including strategic sites and reasonable alternatives have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance (see **Table 2.3**). Reflecting their importance to the delivery of the Local Plan and capacity to generate significant effects, the proposed allocated strategic sites in the Local Plan Publication Draft and reasonable alternatives have also been subject to more detailed appraisal. The updated appraisal matrices for all sites are set out in **Appendix F** whilst the appraisal of relevant strategic sites is presented in **Appendix G**.

What are the findings of the report?

Vision and Outcomes

A minor change wording change is proposed in the AMs. The change was reviewed and has no implications for the assessment of compatibility with the SA objectives (see **Section 3.3**).

Development Principles

The proposed modifications set out a range of changes to the policy wording of Policy DP2: Sustainable Development and propose the deletion of Policy DP4: Approach to Development Management. The proposed changes to Policy DP2 which provide additional criteria related to water quality and climate changes have been appraised. No changes to the SA scoring have been identified but some minor changes to the supporting commentary have been made. The appraisal has also been updated to reflect the deletion of Policy DP4.

The appraisal of the Development Principles policies is set out in **Appendix D** and summarised in **Section 3.4**.

Housing requirement

A proposed modification (MM3.1) sets out a change to the housing requirement identified in Policy SS1: Delivering Sustainable Growth for York from 867 dwellings per annum (dpa) to a minimum

average annual net provision of 822 dpa in the plan period (2017-2032/33). An appraisal of housing requirement and reasonable alternatives was set out in the Publication Draft SA Report (2018) (Section 6.4 and Appendix N). The proposed changes to the housing requirement (and reasonable alternatives to it) have been previously assessed in the June 2019 SA Report Addendum (Section 5.3 and Appendix B) (which considered a figure of 790 dpa that did not include an annualised shortfall) and the SA Report Addendum (May 2021) (see Section 4.3 and Appendix B). The likely significant effects of the housing requirements of 822dpa and the alternatives have therefore been previously assessed (see **Section 3.5**).

Spatial Strategy policies

A range of modifications are proposed to the Spatial Strategy policies including a change in housing requirement, and in Gypsy and Traveller and Showpeople housing requirements (SS1); wholly new policy wording for Policy SS22: University of York Expansion; changes to a range of policies linked to the findings of updated Habitats Regulations Assessment (HRA) evidence (SS9: Land East of Metcalfe Lane, SS10: Land North of Monks Cross, SS11: Land North of Haxby and SS12: Land West of Wigginton Road in relation to Strensall Common Special Area of Conservation (SAC) and Policy SS18: Station Yard, Wheldrake in relation to Lower Derwent Valley SPA/Ramsar/SSSI and deletion of Policy SS19: Queen Elizabeth Barracks); changes to Policy SS13: Land West of Elvington Lane including identification of a requirements for a least 10% biodiversity net gain; and a range of other changes that provide new criteria, or clarify existing wording.

The new policy wording for Policy SS22 been appraised. No changes to the scoring in the Publication Draft SA Report (2018) have been identified but a number of changes to the appraisal commentary have been made. Policy SS13 was reappraised, and a mix of positive and negative effects have been assessed for biodiversity (SA Objective 8). Cumulatively the Spatial Strategy policies have been appraised as having mixed significant positive effects on housing (SA Objective 1) linked to the housing requirement change.

The PMMs would see the Green Belt boundary drawn to exclude substantial areas of established, built development from Green Belt including at Askham Bryan, Heslington, Clifton Park Hospital, Stockton on the Forest and Strensall. Excluding these areas from the Green Belt is considered to be in keeping with the overall policy approach of Policy SS2: The Role of York's Green Belt as established built development in these locations would not appear to add to the openness or permanence of the Green Belt. It is considered that other policies in the plan would ensure that only appropriate development proposals would come forward in the areas. In the case of Strensall, additional policy would also be in place with regards to potential effects on Strensall Common SAC due to proposed Policy GI2a. Overall, no changes to the SA Report (2018) have been identified due to these PMs.

Further changes to other policies have been reviewed and appraised where necessary. No further changes to SA scoring have been identified but amendments to commentary have been made.

The appraisal of the Spatial Strategy policies is set out in **Appendix E** and summarised in **Section 3.6**.

Strategic sites

The PMMs include the deletion of site ST35 and changes to the boundary of strategic sites ST16 and ST32 reflecting development that has taken place on the ground. The implications of the removal of ST35 were assessed in the SA Report Addendum (June 2019) and the findings are reproduced in this report for completeness. The revised boundaries for ST16 and ST32 have been appraised. The updated appraisal of ST32 has found minor negative effects in relation to air quality (SA Objective 12) rather than significant negative effects as assessed for original site boundary in the Publication Draft SA Report (2018). This is due to the greater distance of the site from the

central York Air Quality Management Area (AQMA). No changes have been found for the strategic assessment of ST16.

The appraisal for ST7, ST8, ST9 and ST14 was updated to reflect the findings of the HRA (2020) in the SA Report Addendum (May 2021). The appraisal is included in this report for completeness. Sites ST7, ST8, ST9, ST14 are within 5.5km distance of Strensall Common SAC and are therefore identified in the HRA (2020) as requiring mitigation to avoid adverse effects on the integrity of the SAC as a result of recreational pressure. The site appraisal scoring recognises the effects of the site itself (without policy provisions). Significant negative effects are therefore identified for ST7, ST8, ST9 and ST14 for biodiversity (SA Objective 8) predominantly for their potential to have likely significant effects (LSE) on Strensall Common SAC. Following Appropriate Assessment, the effects on Strensall Common SAC considered under biodiversity (SA Objective 8) can be mitigated for these sites through implementation of mitigation in policies within the Local Plan Publication Draft (as proposed to be modified). Due to the distance from Strensall Common SAC (with some sites nearly 5km away) there is some uncertainty as to the effect, due to the potential for recreational activity to be taken closer to the specific development site. Minor positive effects are also found for ST7, in line with the original appraisal.

The HRA (2020) reconfirmed the findings of the HRA (Feb 2019) in relation to sites ST13, ST33 and ST35 (which is proposed to be removed from the plan). The appraisal commentary for ST15, ST33 and ST35 was updated to reflect the HRA (2020) findings in the SA Report Addendum (May 2021) but no changes to the scoring were identified. The appraisal of these sites is included in this Report.

No further changes to the appraisal of other sites have been identified.

The updated appraisal of the strategic sites is set out in **Appendix F**, with detailed consideration in **Appendix G**, and summarised in **Section 3.6**. Updated reasons for the selection and rejection of sites is set out in **Appendix I**.

Local sites

The proposed modifications include deletion of housing sites H22, H23, H56 due to completion of development and H59 due to the findings of updated HRA evidence. One employment site (E8) has also been deleted as it is no longer considered available for employment development. No reasonable alternative sites are required as the projected housing and employment land supply is considered to be more than sufficient to meet identified need.

Additional land for a secondary school (if justified) has been identified adjacent to ST15 (referenced as ST15a), which has been appraised against the same appraisal criteria as all other allocations and reasonable alternatives.

Additionally, four new potential housing sites were received at the Local Plan Publication Draft stage, one of which was an amendment to the boundary of a previously assessed site. These sites were appraised in line with methodology set out in Section 2.3 as reported in the SA Report Addendum (June 2019). The appraisal outcomes are also included in this report for completeness.

The updated appraisal of the local sites is set out in **Appendix F** and summarised in **Section 3.6**. Updated reasons for the selection and rejection of sites are set out in **Appendix I**.

Thematic policies

The proposed modifications set out a range of changes including one new policy (G12a: Strensall Common Special Area of Conservation (SAC)) which has been proposed in relation to the findings of the HRA (2020) and a range of proposed policies that wholly replace the text in the Publication Draft Local Plan (ED1: University of York, ED2: Campus West, ED3: University of York Campus

East, GB1: Development in the Green Belt and ENV1: Air Quality). The new policies have been appraised.

Policy GI2a: Strensall Common Special Area of Conservation (SAC)

Proposed Policy GI2a, which reflects the findings of the HRA (2020) was appraised in the SA Report Addendum (May 2021) and the outcomes of the appraisal are reflected here for completeness. Significant positive effects were assessed against health (SA Objective 2), access for all (SA Objective 5), biodiversity (SA Objective 8) and land use (SA Objective 9). However, negative effects were assessed with regards to the effect on housing (SA Objective 1) and a mix of minor positive and negative effects on the economy (SA Objective 4) due to the potential expected impacts on delivery of housing in the area. However, this is likely to be very minor and uncertain to some extent as it would affect windfall development only. This has also led to a change in the cumulative score for all policies in the section to a mix of minor positive and minor negative effects, with uncertainty, for these objectives.

Policy ED1: University of York, ED2: Campus West, ED3: University of York Campus East

Several amendments have been made to the supporting commentary in the appraisal but no changes to the scoring in the Publication Plan SA Report (2018) have been identified for these policies.

Policy GB1: Development in the Green Belt

Policy GB1 was assessed as having similar effects to the existing Publication Draft Local Plan policy wording as assessed in the Publication Draft SA Report (2018).

Policy ENV1: Air Quality

No changes to the appraisal scoring were identified although some minor changes to the commentary were identified.

Updates to the appraisal scoring were identified for the following policies:

Policy EC1: Provision of Employment Land

Following proposed amendments considered in the SA Report Addendum (April 2018), the removal of uncertainty regarding effects on Strensall Common SAC (in relation to site E18) saw the identification of neutral effects on biodiversity (SA Objective 8) (see section 4.5 and Appendix C of the SA Report Addendum (April 2018)).

Policy H1: Housing Allocations

As reported in the SA Report Addendum (May 2019) Policy H1 was re-appraised and one change to the scoring was identified in relation to housing (SA Objective 1). The policy was appraised as having minor positive effects on this objective. In the Publication Draft SA Report (Feb 2018) the policy was appraised as having likely mixed minor positive and minor negative effects linked to the appraisal of the Publication Draft housing requirement. The removal of negative effects against housing (SA Objective 1) reflects that the proposed changes to the policy ensure that a housing requirement that meets the identified housing needs of the City of York is being identified in the Local Plan. The additional wording changes proposed in the MMs have been appraised. No further changes to the scoring have been identified. The changes to the SA identified in the previous addenda are reported here for completeness.

The proposed modifications also include the proposed deletion of GB2: Development in Settlements within the Green Belt and GB3: Reuse of Buildings. The report reflects their deletion.

No further changes to the scoring of the thematic policies have been identified, although a number of changes to appraisal commentary or the Publication Draft SA Report (2018) text have been identified.

The updated appraisal of the thematic policies is set out in **Appendix H** and summarised in **Section 3.7**.

Cumulative effects

The changes identified in the SA Report (2018) cumulative scoring are linked to the housing requirement meeting the identified need (reflected in the significant positive scoring for the Spatial Strategy and Housing policy sections overall), the removal of an uncertain score for biodiversity (SA Objective 8) for the Economy and Retail section policies, and to the appraisal of Policy GI2a (in the Green Infrastructure section). The changes to the Green Infrastructure section scoring reflect the finding of negative effects on housing (SA Objective 1) and mix of positive and negative on economy (SA Objective 4) in the overall score for the policy section, with some uncertainty. See **Section 3.8**.

Monitoring indicators

The AMs include the addition of a new monitoring indicator regarding designated conservation sites (“Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC”) which has been reflected in the updated indicative monitoring framework (see **Section 4.2** and **Appendix J**).

Next steps

This Addendum to the SA Report is a supporting document to the consultation on the City of York Local Plan Proposed Modifications. The Council is undertaking a 6-week consultation on the Proposed Modifications. Comments are invited on the findings and recommendations of this report. The consultation runs from **13th February 2023 to 27th March 2023**.

Please note: the consultation is only related to the content of the Modifications (soundness) and how they have been prepared (legal compliance). Other parts of the plan will not be considered.

If you wish to make comments, you must do so in writing. Comments can be submitted to the Council using one of the following methods:

- online response form at www.york.gov.uk/localplanmods;
- return the representation form or submit written comments by post to: Strategic Planning Policy Team, West Offices, Station Rise, York, YO1 6GA;
- return representation form or submit written comments by email to: localplan@york.gov.uk.

Please quote the relevant main modification reference, policy, or paragraph to which your response relates.

Following the close of the consultation, all duly made comments will be passed to the Inspectors and will be considered prior to the publication of the Inspectors’ final report on the examination of the City of York Local Plan. The final report will include recommendations regarding any changes that are considered necessary to make the Local Plan sound.

Following adoption of the Local Plan, a Post Adoption Statement will be completed, consistent with the requirements of the SEA regulation 16(4).

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1. Introduction

1.1 Overview

- 1.1.1 The City of York Council (the Council) is currently preparing a new Local Plan for the City of York (the draft Local Plan). The Local Plan will set out the vision, objectives, planning policies and site allocations that will guide development in the District to 2033 (defining Green Belt boundaries which will endure beyond the plan period). The Council published the Local Plan Publication Draft (Regulation 19 Consultation) to allow representations to be made on its content between 21st February and 4th April 2018 and submitted the draft Local Plan for examination on 25th May 2018.
- 1.1.2 The Council, with support from WSP E&I UK Ltd⁴ (WSP), undertook a Sustainability Appraisal (SA) of the Local Plan Publication Draft and published a SA Report alongside the draft Local Plan in February 2018⁵ (from here on referenced as the Publication Draft SA Report (Feb 2018)). The SA appraised the environmental, social and economic performance of the Local Plan Publication Draft against a set of sustainability objectives in order to identify the likely significant social, economic and environmental effects. Where appropriate, the SA highlighted areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the Local Plan Publication Draft could make to sustainability were also identified.
- 1.1.3 Prior to the submission of the draft Local Plan for examination, the Council updated their evidence on Habitats Regulations Assessment (HRA) (April 2018)⁶ and identified a number of changes to the draft Local Plan⁷. WSP and the Council prepared a SA Report Addendum (April 2018)⁸ to appraise the changes related to the HRA (April 2018). The Council then consulted on a number of proposed modifications prior to hearing sessions taking place as part of the examination. These were consulted on in the City of York Local Plan Publication Draft – Proposed Modifications Consultation (June 2019)⁹ which was accompanied by a SA Report Addendum (June 2019)¹⁰. These changes related to revised evidence on housing need, HRA and Green Belt.
- 1.1.4 The Council proposed a number of new modifications to the draft Local Plan linked to updates to the evidence base in the HRA and linked to the Green Belt and as a result of the first set of examination hearings held in December 2019. The Council undertook further consultation on a series of proposed modifications in May 2021. These were

⁴ Formally Amec Foster Wheeler Environment and Infrastructure UK Ltd, Wood Environment and Infrastructure UK Ltd and Wood Group UK Ltd. Wood E&I UK Ltd was acquired by WSP in September 2022. SA support has been provided to the Council under previous company names.

⁵ Amec Foster Wheeler and City of York Council (February 2018) City of York Local Plan Publication Draft (Regulation 19 Consultation) Sustainability Appraisal Report [CD008, CD009A-D and CD010]

⁶ Waterman Infrastructure & Environment Limited for City of York Council (April 2018) HRA of Plan Allocations - Habitats Regulations Assessment of the City of York Council Local Plan [CD012]

⁷ See the City of York Council (2019) City of York Local Plan Publication Draft Schedule of Minor Modifications to 25th May 2018 (CD003) for the list of proposed changes submitted with the Publication Draft Local Plan. Available via: https://www.york.gov.uk/downloads/file/15871/cd003_-_city_of_york_local_plan_publication_draft_schedule_of_minor_modifications_to_25th_may_2018_pdf

⁸ Wood and City of York Council (April 2018) City of York Local Plan Publication Draft (Regulation 19 Consultation) Sustainability Appraisal Report Addendum [CD011]

⁹ See details of consultation via: <https://www.york.gov.uk/LocalPlanModificationsConsultation>

¹⁰ Wood and City of York Council (June 2019) City of York Local Plan Publication Draft (Regulation 19 Consultation) Sustainability Appraisal Report Addendum [EX/CYC/24a-c]

consulted on in the City of York Local Plan Composite Modifications Schedule¹¹ and SA Report Addendum.¹²

- 1.1.5 The EiP hearing sessions closed in September 2022. A set of post hearings modifications to the draft Local Plan have been identified. These comprise:
- Main Modifications (MMs);
 - Policies Map Modifications (PMMs); and
 - Additional Modifications (AMs).
- 1.1.6 Many of these proposed modifications amend or supersede the changes appraised in previous SA Report Addenda. Others are newly identified following consideration at the hearing sessions.
- 1.1.7 This SA Report Addendum (January 2023) has been prepared to assess the implications for the SA of the proposed modifications. It appraises the likely significant effects of the proposed post hearing modifications in order to update the Publication Draft SA Report (Feb 2018), SA Report Addendum (April 2018), SA Report Addendum (June 2019) and SA Report Addendum (May 2021) as appropriate and ensures that all the likely significant effects of the draft Local Plan (as proposed to be modified) have been identified, described and evaluated.
- 1.1.8 The SA is iterative. Where the proposed modifications have previously been assessed as part of the previous SA addenda, and are unchanged, the assessment has not been repeated. However, the Report includes the outcomes of these previous appraisals. Where further changes to those previously assessed are identified these new changes have been reviewed.

1.2 The City of York Local Plan

- 1.2.1 The Local Plan Publication Draft sets out the Council's vision for York to 2033 (with Green Belt boundaries set until 2038) and provides the spatial planning response to the challenge of planning for future growth. It was developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base and technical studies, and the outcomes of engagement.
- 1.2.2 The City of York Local Plan has been in preparation since 2005, when work was started on preparation of the Core Strategy. The Council consulted on Core Strategy Issues and Options in June 2006. This represented the first formal stage in the preparation of the Local Plan and was followed by further consultation on issues and options in September 2007 and preferred options in June 2009. Taking into account the outcomes of this consultation, the findings of evidence base studies and assessment, the Council prepared its draft Core Strategy that was submitted for examination to the Secretary of State in February 2012. This set out (inter-alia) a vision, strategic objectives, targets and policies to guide future development in the City. However, following the (partial) revocation of the Regional Strategy (the Yorkshire and Humber Plan) in 2013 and the publication of the National Planning Policy Framework (NPPF) in March 2012, the Core Strategy was withdrawn from the examination process in order to produce a Local Plan compliant with new national planning policy.

¹¹ City of York Council (2021) City of York Local Plan Composite Modifications Schedule and Key Evidence consultation [EX/CYC/58]

¹² Wood and City of York Council (May 2021) City of York Local Plan Publication Draft (Regulation 19 Consultation) Sustainability Appraisal Report Addendum – Proposed Modification Consultation (May 2021) [EX/CYC/62]

- 1.2.3 To inform the Local Plan, the Council commissioned a number of important evidence base studies. These studies included (inter-alia) an Economic and Retail Growth and Visioning Study (2013), Evidence on Housing Requirement in York (2013, 2014), the North Yorkshire Strategic Housing Market Assessment (SHMA) (2014) and extensive site identification and assessment work. Together, they supported the identification of development options for the City that were set out in the Local Plan Preferred Options and subject to consultation in June 2013. The Preferred Options was accompanied by a SA Report which considered the sustainability strengths and weaknesses of the plan and policy options. A Further Sites Consultation was also undertaken in June 2014.
- 1.2.4 A Publication Draft Local Plan was prepared by Council officers and reported to the Local Plan Working Group (LPWG) and Executive in September 2014. A motion was submitted to Full Council in October 2014, which halted proceeding to the Publication Draft consultation whilst further work was undertaken. Following Council elections in 2015, the joint administration sought to prepare an updated evidence base for the Local Plan. The Council commissioned further evidence on housing and employment need to inform the Local Plan in the form of the York SHMA (2016) prepared by GL Hearn and updated Employment growth scenarios identified in the Employment Land Review (2016). Further evidence included further site assessments leading to a refinement of the preferred portfolio of site allocations. The Council undertook a Preferred Sites consultation in 2016 to reflect the revised housing and employment growth and site assessments.
- 1.2.5 Following publication of sub-national housing projections, which affected the underlying baseline evidence in relation to housing need, and sites being brought forward for release by the Ministry of Defence in 2016, the Council revised the housing growth and site options set out in the Publication Draft Local Plan (2014) and Preferred Sites Consultation (2016). The LPWG and Executive received a report relating to the growth figure options, sites identified to accommodate growth, and proposed changes to a series of thematic policies in July 2017. The Local Plan Pre-Publication Draft (Regulation 18 Consultation), which was consulted on between September and October 2017, reflected these changes and considerations by the City of York Council Executive.
- 1.2.6 The Local Plan Publication Draft, which took into account the comments received to the previous stages, SA and the latest technical work, was published for formal representations in February 2018. The proposed strategic approach, alongside proposed housing and employment allocations and plan policies set out in the Local Plan Publication Draft were the subject of the Publication Draft SA Report (Feb 2018) published alongside the Local Plan itself.
- 1.2.7 A full overview of the development of the Local Plan and the SA undertaken at each stage up to publication is set out in Section 2 of the Publication Draft SA Report (Feb 2018). Following submission, as part of the examination process, the Council has continued to refine its evidence base and has set out a series of proposed modifications which take into account the emerging evidence and representations received.

Proposed Modifications

- 1.2.8 Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), modifications are either classified as "main" or "additional" modifications:
- 'Main' modifications (MMs) are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. Main Modifications are therefore changes that have an impact on the implementation of a policy.

- ‘Additional’ modifications (AMs) are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

- 1.2.9 The Council has also identified a number of proposed changes to the Local Plan Policies Map (Policies Map Modifications (PMMs)). These changes are in response to, and ensure alignment with, the MMs and AMs.
- 1.2.10 The proposed modifications are set out in **Appendices A, B and C** of this report.

1.3 Sustainability Appraisal

The requirements for Sustainability Appraisal

- 1.3.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).
- 1.3.2 The SEA regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.
- 1.3.3 As the Draft Local Plan was submitted prior to 2019 the policies of the National Planning Policy Framework (NPPF) (2012) apply¹³. At paragraphs 150 and 151, the NPPF (2012)¹⁴ sets out that Local Plans are key to delivering sustainable development and must be prepared with the objective of contributing to the achievement of sustainable development¹⁵. In this context, paragraph 165 of the NPPF (2012)¹⁶ reiterates the requirement for SA/SEA as it relates to local plan preparation:

“A sustainability appraisal which meets the requirements on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

- 1.1.1 The PPG (Plan-making paragraph 037¹⁷) also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan provides the “most appropriate strategy” (NPPF 2012) or “an appropriate strategy” (NPPF 2021)¹⁸, taking into account the reasonable alternatives, and based on proportionate evidence.

¹³ Ministry of Housing, Communities and Local Government (2012) *National Planning Policy Framework*. Available from <https://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed November 2022]. Annex 1: implementation sets out the transition arrangements at paragraph 220.

¹⁴ Paragraph 16 of the NPPF (2021) sets out that local plans must be prepared with the objective of contributing to the achievement of sustainable development.

Ministry of Housing, Communities and Local Government (2021) *National Planning Policy Framework*. Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf [Accessed November 2022].

¹⁵ This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act, 2004).

¹⁶ The requirement for SA/SEA for local plan preparation is set out at paragraph 32 of the NPPF (2021).

¹⁷ Planning Practice Guidance, Reference ID 61-037-20190315 (Revision date: 15/03/2019)

¹⁸ As noted above the NPPF (2012) applies under transitional arrangements. Reference is made to the NPPF (2021) for context only.

- 1.3.4 In this context, SA has been an integral part of the preparation of the Local Plan for York. SA of the Local Plan helps to ensure that the likely social, economic and environmental effects of the Plan are identified, described and appraised. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects.

Sustainability Appraisal of the draft City of York Local Plan

- 1.3.5 SA has been an integral part of the preparation of the draft Local Plan with each stage of the Plan's development having been accompanied by a SA, as follows:
- Local Plan Preferred Options (2013);
 - Further Sites Consultation (2014);
 - Local Plan Publication Draft (2014)¹⁹;
 - Preferred Sites Consultation (2016);
 - Local Plan Pre-Publication Draft (Regulation 18 Consultation) (2017); and
 - Local Plan Publication Draft (Regulation 19 Consultation) (2018) and submission of the Plan
- 1.3.6 The SA Report accompanying the Local Plan Publication Draft was prepared to meet the reporting requirements of the SEA Regulation and assessed:
- the City's vision, plan outcomes and key development principles;
 - the preferred development option (including an individual appraisal of strategic and general site allocations) and reasonable alternatives;
 - proposed policies; and
 - the cumulative, synergistic and secondary effects of the draft Local Plan, both alone and in-combination with other plans and programmes.
- 1.3.7 A full overview of the outcomes of the SA undertaken at each stage of the Local Plan preparation is set out in Section 2 of the Publication Draft SA Report (Feb 2018). Prior to submission, the Council proposed minor changes to the draft Local Plan. These were appraised in the SA Report Addendum (April 2018). Following submission of the Publication Draft Local Plan, the Council has undertaken three consultations on potential modifications, which have been supported by SA. These consultations are summarised below:
- Prior to examination hearing sessions starting in 2019, consultation was undertaken following updated evidence in relation to HRA and housing need. This was reflected in the SA Report Addendum (June 2019);
 - Following the first set of hearing sessions, linked to updated Green Belt and HRA evidence. This was reflected in the SA Report Addendum (May 2021); and
 - This current consultation on the full range of MMs, PMMs and AMs identified through the examination. This SA Report Addendum considers the implications of all these changes.

¹⁹ The publication draft was not published for consultation following a motion carried at full Council to halt proceeding to consultation on its contents in favour of further evidence base work.

1.4 Purpose of this report

- 1.4.1 This document is the January 2023 addendum to the City of York Local Plan: Publication Draft - Sustainability Appraisal Report (Feb 2018). The purpose of this addendum is to assess the likely significant effects of the proposed modifications to the draft Local Plan to update the previous SA as appropriate and to ensure that all the likely significant effects of the Local Plan (as proposed) have been identified, described and evaluated. The report supports the City of York Local Plan Publication Draft – Proposed Modifications Consultation.
- 1.4.2 This report should be read in conjunction with the following documents which can be accessed through the Council’s examination website (<https://www.york.gov.uk/LocalPlanExamination>):
- City of York Local Plan: Publication Draft - Sustainability Appraisal Report (February 2018) [CD008, CD009A-D and CD010];
 - City of York Local Plan: Publication Draft – Sustainability Appraisal Report Addendum (April 2018) [CD011];
 - City of York Local Plan: Publication Draft - Sustainability Appraisal Report Addendum (June 2019) [EX/CYC/24a-c]; and
 - City of York Local Plan: Publication Draft - Sustainability Appraisal Report Addendum (May 2021) [EX/CYC/62].
- 1.4.3 The purpose of this report is to ensure that where relevant, the SA Report (Feb 2018) and the SA Report Addenda (April 2018, June 2019, and May 2021) have been updated to reflect the proposed modifications within the context of the requirements for SA (including the SEA regulations).

1.5 Structure of this SA Report Addendum

- 1.5.1 This SA Report is structured as follows:
- Section 1: Introduction – Includes a summary of the Local Plan, an overview of the SA process to-date and outlines the purpose of this report and its contents;
 - Section 2: SA Approach - Describes the approach to identifying the proposed modifications that are significant for the purposes of the SA and sets out the methodology for their appraisal;
 - Section 3: Appraisal of the Proposed Modifications - Identifies the modifications that are significant and summarises the findings of their appraisal, including the implications for, and subsequent amendments to, the 2018 Publication Draft SA Report (**Appendices A, B and C** present the results of the screening exercise whilst updated appraisal matrices are contained at **Appendices D to H**);
 - Section 4: Conclusion, monitoring and next steps: Presents the conclusions of the SA of the proposed modifications, implications for monitoring, and details the next steps for the SA of the Local Plan.

2. SA Approach

2.1 Introduction

- 2.1.1 This section describes the approach to the SA, including how any proposed changes to policies/sites have then been appraised. It also sets out the SA objectives against which those proposed modifications that are considered to be significant have been appraised. The SA methodology is the same as that applied to each earlier iteration of the draft Local Plan.

2.2 Determining the significance for the SA of the Modifications

- 2.2.1 This section sets out the approach to determining the significance of the proposed changes. National Planning Practice Guidance (Strategic Environmental Assessment and Sustainability Appraisal Paragraph 021 Reference ID: 11-021-20140306) states that:

“The sustainability appraisal report will not necessarily have to be amended if the plan is modified following responses to consultations. Modifications to the sustainability appraisal should be considered only where appropriate and proportionate to the level of change being made to the plan. A change is likely to be significant if it substantially alters the plan and/ or is likely to give rise to significant effects.

Further assessment may be required if the changes have not previously been assessed and are likely to give rise to significant effects. A further round of consultation on the sustainability appraisal may also be required in such circumstances but this should only be undertaken where necessary. Changes to the plan that are not significant will not require further sustainability appraisal work.”

- 2.2.2 There is no detailed guidance on how to determine significance in this context. The following paragraphs set out the key principles underpinning the screening of changes in the context of the proposed modifications to the draft Local Plan.

Key Principles

- 2.2.3 The screening of the proposed modifications to the Local Plan (MMs, PMMs and AMs) is set out in **Appendix A, B and C**. The summary of those proposed modifications that are considered significant for SA is set out in **Section 5.2**.
- 2.2.4 A number of modifications are proposed to make the wording and/or intent of policies clearer and/or to ensure consistency with national planning policy and other Local Plan policies. This can be through either clarification to policy wording or the provision of additional information that expands upon the existing text. These modifications are not considered to be significant for the purposes of the SA unless they introduce a new criterion that has not been previously appraised or have implications for the appraisal commentary. Where modifications involve the deletion of text from a policy, the revised wording has been considered to see if it has any implications for the SA, both in terms of the conclusions of the 2018 Publication Draft SA Report or the commentary accompanying relevant parts of the assessment, with significance determined on a case-by-case basis.

- 2.2.5 Where a proposed modification to a policy introduces or removes criteria, a judgement has been made as to whether or not the MM would affect the previous appraisal and/or should be acknowledged in the appraisal. In such instances, significance has been determined on a case by case basis and a comment made on whether or not the previous appraisal has been amended and which SA objectives are affected.
- 2.2.6 Where MMs involve the deletion of text from a policy, the revised wording has been considered to see if it has any implications for the SA, both in terms of the conclusions of the SA or the commentary accompanying relevant part of the assessment. Where MMs involve the introduction of a new policy, this is treated as significant.
- 2.2.7 Proposed modifications to supporting text clarify how policies will be implemented and/or provide justification for them. Such modifications have not been considered to be significant, except where they give effect to changes identified for the housing requirement.
- 2.2.8 Modifications that involve the introduction of a new/replacement policy are considered to be significant for the purposes of the SA. Conversely, where modifications involve the removal of policies from the draft Local Plan, the implications for the findings of the SA have been considered in Section 3 of this report.
- 2.2.9 Changes to the quantum of development (development requirements) to be provided over the plan period or the Spatial Strategy are considered to be significant for the purposes of the SA.
- 2.2.10 Additional land adjacent to site ST15 (ST15a) has been introduced through the modifications and this has been considered as significant and has been assessed. There are also instances of preferred site boundaries and/or capacities (in terms of the number of dwellings to be delivered) being amended and these modifications have been considered as significant.
- 2.2.11 Where modifications involve the deletion of preferred sites, such changes are not considered to be significant (so the deletion of the site has not been assessed) where these sites are now not considered to be deliverable and/or developable, although the implications of the removal for the findings of the 2018 Publication SA Report are considered in **Section 3**.
- 2.2.12 Some modifications are proposed to the submitted Plan's draft Green Belt boundaries and a judgement has been made on a case-by-case basis as to whether the change is considered significant or not.
- 2.2.13 Where the revision to matrices requires the removal of text, this is indicated using ~~strikethrough~~, where new text has been added this is underlined. Similarly, where the score has been amended in a matrix this is also indicated using ~~strikethrough~~ for the previous score and underlining for the new score. Where matrices were included in the previous SA Report Addenda (April 2018, June 2019, May 2021) and later changes supersede existing changes, the later, final additions and deletions to the previous text are also highlighted in **bold**. The outcome of these appraisals is summarised in **Section 3**. See **Appendices D to H** for appraisals.

2.3 The SA Framework

- 2.3.1 The SA Framework comprises sustainability objectives and guide questions to inform the appraisal of effects of the plan's policies and proposals. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan. Broadly, the SA objectives define the long-term aspirations for the City with

regard to social, economic and environmental considerations and it is against these objectives that the performance of the emerging Local Plan has been appraised.

- 2.3.2 **Table 2.1** presents the SA Framework including SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes, the key sustainability issues identified through the analysis of York's socio-economic and environmental baseline conditions and comments received during consultation on the Scoping Report. The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.
- 2.3.3 The SA objectives used for this appraisal are consistent with those developed to appraise the draft Local Plan prior to submission and were consulted on in the 2013 Scoping Report. The appraisal objectives reflect an analysis of baseline conditions, review of plans and programmes and the subsequent identification of key sustainability issues which are contained in the Publication Draft SA Report (Feb 2018).

Table 2.1 SA Framework

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality • Promote improvements to the existing and future housing stock • Locate sites in areas of known housing need • Deliver community facilities for the needs of the population • Deliver pitches required for Gypsies and Travellers and Showpeople 	Population
Improve the health and wellbeing of York's population	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health • Improve access to open space / multi-functional open space • Promotes a healthier lifestyle through access to leisure opportunities (walking /cycling) • Improves access to healthcare • Provides or promotes safety and security for residents • Ensure that land contamination/pollution does not pose unacceptable risks to health 	Population, Human Health
Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> • Provide good education and training opportunities for all • Support existing higher and further educational establishments for continued success • Provide good quality employment opportunities available to all 	Population

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment • Deliver a flexible and relevant workforce for the future • Deliver and promote stable economic growth • Enhance the city centre and its opportunities for business and leisure • Provide the appropriate infrastructure for economic growth • Support existing employment drivers • Promote a low carbon economy 	Population
Help deliver equality and access to all	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city • Provide accessible services and facilities for the local population • Provide affordable housing to meet demand • Help reduce homelessness • Promote the safety and security for people and/or property 	Population, Human Health
Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car • Deliver transport infrastructure which supports sustainable travel options • Promote sustainable forms of travel • Improve congestion 	Air, Climatic Factors
To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources • Plan or implement adaptation measures for the likely effects of climate change • Provide and develop energy from renewable, low and zero carbon technologies • Promote sustainable design and building materials that manage the future risks and consequences of climate change • Adhere to the principles of the energy hierarchy 	Climatic Factors
Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs • Protect and enhance locally important nature conservation sites (SINCs) • Create new areas or site of bio-diversity / geodiversity value 	Biodiversity, Flora & Fauna, Human Health

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Improve connectivity of green infrastructure and the natural environment • Provide opportunities for people to access the natural environment • Re-use previously developed land • Prevent pollution contaminating the land and remediate any existing contamination • Safeguard soil quality, including the best and most versatile agricultural land • Protect or enhance allotments • Safeguard mineral resources and encourage their efficient use 	Soil, Material Assets
Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; <p>Improve the quality of rivers and groundwaters</p>	Water
Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste <p>Promote and increase resource efficiency</p>	Material Assets
Improve air quality	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels) • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users • Promote sustainable and integrated transport network to minimise the use of the car 	Air, Human Health
Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> • Reduce risk of flooding • Ensure development location and design does not negatively impact on flood risk • Deliver or incorporate through design sustainable urban drainage systems (SUDs) 	Climatic Factors, Water
Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Preserve or enhance the special character and setting of the historic city • Promote or enhance local culture • Preserve or enhance designated and non-designated heritage assets and their setting 	Cultural Heritage, Landscape

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance those elements which contribute to the 6 Principal Characteristics of the City as identified in the Heritage Topic Paper Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper 	Cultural Heritage, Landscape

Appraisal of policies

2.3.4 Where policies have been re-appraised, the following scoring system has been used to appraise the effects against the SA objectives. The scoring system (**Table 2.2**) was established in the SA Scoping Report (2013) and has been used to appraise the policies and proposals in the Local Plan as they have developed.

Table 2.2 Scoring system used in the SA of proposed policies and sites

Symbol	Likely Effects on the SA Objective
++	The policy is likely to have a significant positive effect on the SA objective.
+	The policy is likely to have a positive effect on the SA objective.
0	No significant effect / no clear link between the policy and the SA objective.
I	Depends upon Policy Implementation (applied to GIS Assessments)
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	The policy is likely to have a negative effect on the SA objective.
--	The policy is likely to have a significant negative effect on the SA objective.

2.3.5 The policy re-appraisal within **Appendices D, E and H** utilises the same matrices and original text as the SA Report (2018). Where changes to the SA scoring or appraisal commentary have been identified these are presented in underline for additional text or with ~~striketrough~~ for deleted text. Where the text is not underlined or struck through it is the original appraisal text taken from the relevant SA Report (Feb 2018) appendix and has not been changed. Any new amendments to previously presented updated appraisals are in **bold**.

Appraisal of Sites

2.3.6 In the Publication Draft SA Report (Feb 2018) all proposed site allocations and reasonable alternatives were assessed against the 15 SA objectives using tailored assessment criteria developed in the 2013 Scoping Report, as shown in **Table 2.3**.

- 2.3.7 Proposed/potential strategic site allocations were subject to more detailed assessment against the SA objectives. This reflects their potential importance to the delivery of the spatial strategy, their capacity to generate significant effects and the need to consider in more detail opportunities for the delivery of on-site services and facilities commensurate to the scale of development. Similar to the appraisal of spatial strategy policies, an appraisal matrix was utilised, and the following information recorded:
- The SA objectives and criteria;
 - A score indicating the nature of the effect for each site by SA objective;
 - A commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
 - Recommendations, including any mitigation or enhancements measures.
- 2.3.8 The appraisal matrix for each strategic site allocation and the reasonable alternatives not taken forward was contained within Publication Draft SA Report (Feb 2018) Appendix I and summarised in Section 6.5 of that report.
- 2.3.9 **Appendices F and G** set out the update of the appraisal of sites received at Publication Draft stage and reflects where sites are proposed to be deleted from the draft Local Plan. **Appendix I** provides an updated site audit trail to reflect the proposed deletion of sites from the draft Local Plan and the newly appraised sites.
- 2.3.10 Where changes to the SA scoring, appraisal commentary or site audit trail have been identified these are presented in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text is not underlined or struck through it is the original text taken from the relevant Publication Draft SA Report (Feb 2018) appendix and has not been changed.
- 2.3.11 The detailed assessment of the strategic site allocations has been undertaken solely by officers of City of York Council.

Table 2.3 Site Assessment Criteria

SA Objective	Relevant Assessment Criteria Indicator	Maximum score		Indicative SA Scoring ²⁰	
		Per indicator	Total	Points scored	SA Symbol
1: To meet the diverse housing needs of the population in a sustainable way.	No. of dwellings proposed/estimated	n/a	n/a	100+ 1-99 0	++ + 0
2: Improve the health and well-being of York's population	Access to: • doctors • open space	5 5	10	6-10 3-5 1-2 0	++ + - --
3: Improve education, skills development and training for an effective workforce	(Housing) Access to: • nursery provision • primary schools • secondary schools • higher education facilities (Employment) Access to: • nursery provision	5 5 5 5 5	20 5	11 -20 5-10 1-4 0 4-5 1-2 0	++ + - -- ++ + -
4: Create jobs and deliver growth of a sustainable and inclusive economy	No. of jobs potentially created	n/a	n/a	100+ 1-99 0	++ + 0

²⁰ Where mixed scores against SA Objectives have been assessed (for example a mix of positive and negative scores), the appraisal scoring above includes both scores. For strategic sites further commentary is provided for the reasoning in the completed site matrices.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring ²⁰	
	Indicator	Per indicator	Total	Points scored	SA Symbol
5: Help deliver equality and access to all	Access to: <ul style="list-style-type: none"> Non-frequent bus routes Frequent bus routes Park and ride bus stops Railway station by walking Railway station by cycling Adopted highways Cycle routes Additional access for Housing sites: <ul style="list-style-type: none"> Supermarket/conveniences stores 	3	33 ²¹	Employment score: 18-33 9- 17 1-8 0	
6: Reduce the need to travel and deliver a sustainable integrated transport network		5			
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Potential to incorporate/connect to District Heating and Combined Heat and Power Networks	n/a	n/a	10+ dwellings/ 1,000sqm floorspace <10 dwellings/ 1,000sqm floorspace	 0
8: Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment ²²	<ul style="list-style-type: none"> Statutory nature conservation designations (SPA, SCA, SSSI, Ramsar and LNR); Regional Green Infrastructure Corridor; Site of Interest for Nature Conservation (SINC); Area of Local Nature Conservation (LNC) Interest; Ancient Woodland. 	n/a	n/a	Includes/is adjacent to a non-statutory designated site.	
				500m from a ²³ statutory site	
				250m from a statutory designated site	
	No designations affecting site			0	
9: Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Brownfield / Greenfield/ Mixed Agricultural Land Classification 	n/a	n/a	Brownfield Mixed BF/GF GF Not Grade 1/2/3 GF and Grade 1/ 2/3	
10: Improve water efficiency and quality	Proximity to waterbodies	n/a	n/a	Within 10m 10 – 30m >30m	
	Environment Agency Groundwater Source Protection Zones (SPZ)	n/a	n/a	Zone 1 Zone 2 Zones 3 & 4	

²¹ The total scoring applied to Objective 6 was reduced from a maximum score of 38 to reflect the deletion of neighbourhood centres as an indicator. Public rights of way were also removed as an indicator from this objective.

²² In reference to these criteria, 'adjacent' refers to a 10m buffer from a non-statutory site.

²³ The scoring against SA Objective 8 was amended to reflect potential impacts on Statutory Nature Conservation Sites. Indicators including district green infrastructure and tree preservation orders were removed.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring ²⁰	
	Indicator	Per indicator	Total	Points scored	SA Symbol
				Outside SPZ	
11: Reduce waste generation and increase level of reuse and recycling	Not applicable at location level assessment				
12: Improve air quality	Air quality management area (AQMA)	n/a	n/a	Within 50m 250m 500m	-- - 0
13: Minimise flood risk and reduce the impact of flooding to people and property in York	Environment Agency Flood Zones	n/a	n/a	Zone 3a Flood Zone 2 Flood Zone 1	-- - 0
14: Conserve and enhance York's historic environment, cultural heritage, character and setting	Heritage Impact Appraisal ²⁴	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	++ + - -- 0
15: Protect and enhance York's natural and built landscape	Heritage Impact Appraisal ²⁵	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	++ + - -- 0

2.4 When the SA was undertaken and by whom

2.4.1 Work to complete this addendum to the SA Report (Feb 2018) was undertaken jointly by WSP and City of York Council in November/December 2022 and January 2023 with the exception of the review of implications for the appraisal of strategic site allocations which was undertaken by officers of the City of York Council.

2.5 Technical Difficulties

2.5.1 The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. No technical difficulties were encountered during the preparation of this Report. The uncertainties and assumptions set out in Section 5.9 of the Publication Draft SA Report (Feb 2018) remain relevant.

²⁴ The scoring against SA Objective 14 has been informed by the evidence contained within the Heritage Impact Appraisal (HIA) and discussions with Council officers, taking into account heritage and landscape designations.

²⁵ The scoring against SA Objective 15 has been informed by the findings of the HIA and discussions with Council officers, taking into account landscape designations.

3. Appraisal of the Proposed Modifications

3.1 Introduction

- 3.1.1 This section reflects on the outcome of the screening of the proposed changes to the Local Plan (set out in **Appendix A, Appendix B and Appendix C**), and the appraisal of the strategic sites, strategic and thematic policies, and the Local Plan cumulatively (**Appendices D to H**).
- 3.1.2 Section 5 of the SA Report (2018) identifies, describes and appraises the likely significant effects of each of the key stages of the Local Plan development. It documents the process of the selection and refinement of the preferred development option leading up to the submission of the draft plan. This is not repeated here.
- 3.1.3 This section summarises the findings of the review of the proposed modifications to identify those changes that have been screened in for appraisal. This section then summarises the sustainability implications of the ‘screened in’ modifications to provide updates to the SA. These are summarised in **Section 3.3 to 3.8** and set out in **Appendices D to H**. Where appropriate, new text is underlined, and deleted text is indicated by ~~striketrough~~. Where the matrices include changes to text updated by the SA Report Addenda (April 2018, June 2019 or May 2021) the later, and final changes, are also highlighted in **bold**. Section 6 of the Publication Draft SA Report (Feb 2018) includes a commentary on the performance of each chapter of the Local Plan against the SA Objectives. A commentary is provided on whether or not it is necessary to update the text and updated text is provided in those instances where it is.

3.2 Identification of potentially significant proposed modifications

- 3.2.1 **Table 3.1** below identifies the potentially significant Main Modifications (MMs) to the Publication Draft Local Plan. The results of the review of all such modifications are set out in **Appendix A**.

Table 3.1 Summary of Main Modifications (MMs) to the Publication Draft Local Plan that are considered significant for the purposes of SA

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM2.1	Paragraph 2.5	The MM reflects the proposed change in housing requirement from 867 dwellings per annum (dpa) to 822 dpa identified in Policy SS1.	The MM specifically references the proposed change in housing requirement which was previously appraised in the SA Report Addendum (June 2021). It is therefore considered that sustainability effects of this requirement figure (and alternatives) have been considered previously. However, this SA Report Addendum should reflect the 2021 findings. See also MM3.1
MM2.2 MM2.3	Policy DP2: Sustainable Development	Inclusion of new criteria related to water quality status and climate change mitigation and adaptation.	The MM provides additional policy principles to support effective management of the water environment and achievement of WFD objectives and in relation to climate change mitigation/adaptation. The SA of Policy DP2 should be reviewed in light of the changes.
MM2.5	Policy DP4: Approach to Development Management	Deletion of policy and supporting text.	Although the deletion has no significance in terms of the SA findings, the SA should be updated to reflect the deletion of the policy.
MM3.1 MM3.4 MM3.5	Policy SS1: Delivering Sustainable Growth for York Explanation – Table 1a and 1b (housing supply and distribution) Policy SS1 Explanation – paragraph 3.3	A range of changes related to Green Belt permanence beyond the plan period, housing requirement to 822 dwellings per annum (dpa), requirements for Gypsy and Traveller pitches and Showpeople plots, and prioritisation of previously developed land.	The MM sets out a range of changes including to the housing requirements and Green Belt permanence beyond the plan period. The proposed change to housing requirement was appraised in the SA Report Addendum (June 2021) with an earlier modification to 790 dpa (without inclusion of 32 dpa as an annualised shortfall appraised in the SA Report Addendum (May 2019). It is therefore considered that sustainability effects of this requirement figure (an alternatives) have been considered previously. However, this SA Report Addendum should reflect the 2021 findings.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM3.9 MM3.10	Policy SS4: York Central	Changes include additional criterion on ancillary retail use and the quantum of development to be provided in the plan period.	Although SS1 had previously been re-appraised in light of changes to Gypsy and Traveller and Showpeople requirements considered in the SA Report Addendum (May 2021) the requirements have changed and need to be appraised. The MMs provide an additional criterion in relation to retail provision and also references the likely delivery in the plan period. The SA should be reviewed.
MM3.12	Policy SS5: Castle Gateway	Changes include additional regeneration purpose in recognition of the historic assets in the wider area and deletion of a variety of criteria that is moved to explanatory text.	The MM incorporates additional reference to the historic assets in the Castle Gateway area in place of specific guidance. The Policy appraisal should be reviewed for any implications for appraisal against SA Objective 14 (historic environment). The removal of text should be appraised for SA implications.
MM3.17	Policy SS8: Land Adjacent to Hull Road	Provides additional wording regarding requirements for any adverse impacts on air quality and noise to be mitigated.	The MM should be reviewed with regard to any changes of the appraisal of health (SA Objective 2).
MM3.18 MM3.19 MM3.20 MM3.22 MM3.23	Policy SS9: Land East of Metcalfe Lane	A range of changes including new wording to secure strong Green Belt boundaries around the site, developer contributions to education, mitigation for transport and highways impacts and cross reference to GI21 and GI6.	The MMs set out a range of changes to Policy SS9 which should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 6 (transport) and SA Objective 15 (landscape). The proposed change to the policy also strengthens the referencing to open space provision within the policy, in light of the HRA (2020) ²⁶ which requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure. The SA of Policy SS9 and associated Strategic Site ST7 was reviewed in light of the HRA related changes in the SA Report

²⁶ Waterman Infrastructure & Environment Limited (2020) Habitats Regulations Assessment of the City of York Council Local Plan. Available via: <https://www.york.gov.uk/downloads/file/6296/ex-cyc-45-hra-2020>

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM3.26 MM3.28 MM3.29 MM3.30	Policy SS10: Land North of Monks Cross	A range of changes including new wording to secure strong boundaries around the site in response, mitigation for highways impacts, and cross reference to GI21 and GI6 as a result of mitigation of the effects of recreational pressure on Strensall Common SAC.	<p>Addendum (May 2021). Further assessment is not required for this element. However, this SA Report Addendum should reflect the 2021 findings</p> <p>The MMs set out a range of changes to Policy SS10 which should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 6 (transport) and SA Objective 15 (landscape).</p> <p>The proposed change to the policy also strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure. The SA of Policy SS10 and associated Strategic Site ST8 was reviewed in light of the HRA related changes in the SA Report Addendum (May 2021). Further assessment is not required for this element. However, this SA Report Addendum should reflect the 2021 findings.</p>
MM3.33 MM3.35	Policy SS11: Land North of Haxby	Includes cross reference to GI21 and GI6 as a result of mitigation of the effects of recreational pressure on Strensall Common SAC and requires mitigation for transport and highways.	<p>The proposed change to the policy strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure. The SA of Policy SS11 and associated Strategic Site ST9 was reviewed in light of the HRA related changes in the SA Report Addendum (May 2021). Further assessment is not required for this element. However, this SA Report Addendum should reflect the 2021 findings.</p>
MM3.37 MM3.41 MM3.42 MM3.43 MM3.44	Policy SS12: Land West of Wigginton Road	A range of changes including reference to the quantum of residential units that will be delivered within the plan period, details of transport infrastructure measures required	<p>The proposed change to the policy references the expected quantum of housing delivery with a range of other changes. The SA should be reviewed. The proposed change to the policy also strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid</p>

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM3.45		and mitigation of impacts, landscape and boundary features	adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure. The SA of Policy SS12 and associated Strategic Site ST14 was reviewed in light of the HRA related changes in the SA Report Addendum (May 2021). Further assessment is not required for this element. However, this SA Report Addendum should reflect the 2021 findings.
MM3.47 MM3.49 MM3.51 MM3.53 MM3.54 MM3.55 MM3.56	Policy SS13: Land West of Elvington Lane	A range of changes including to the quantum of residential development expected in the plan period, landscaping, biodiversity net gain, provision of additional land for a secondary school, mitigation for transport and highway impacts and specific transport and access measures.	<p>The proposed changes to the policy reference the expected quantum of housing delivery with a range of other changes, including reference to achieving biodiversity net gain, which may have implications for a range of SA objectives.</p> <p>The SA Report Addendum (June 2019) considered the implications of the evidence in the HRA (February 2019) with regards to the effects on Lower Derwent Valley SPA. The SA findings for biodiversity (SA Objective 8) found that uncertainty may be removed with regards to mitigation for effects on the Lower Derwent Valley SPA, but potential effects on Heslington Tillmire SSSI remain. The SA should be reviewed following further changes proposed to the policy.</p> <p>The provision of additional land for a potential secondary school also needs to be appraised and changes to policy reflected in SA where necessary. See also Polices Map modification PMM1.</p>
MM3.59	Policy SS14: Terrys Extension Sites	Amends the quantum of development envisaged and removes reference to phase 3 of development as this part of the site is being developed for an alternative healthcare use.	The change refers to the quantum of development and third phase of development at the site. The amended site needs to be re-appraised and changes to policy reflected in SA where necessary. See also Policy Map modification PMM2.
MM3.60	Policy SS15: Nestle South	Amends the quantum of residential development envisaged in recognition of the	The proposed change to the policy references the expected quantum of housing delivery. The SA should be reviewed.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM3.65	Policy SS17: Hungate	development that has already taken place on the ground. Amends the quantum of residential development envisaged.	The proposed change to the policy references the expected quantum of housing delivery. The SA should be reviewed.
MM3.68	Policy SS18: Station yard, Wheldrake	Provides detailed wording regarding specific mitigation wording for impacts on the Lower Derwent Valley Special Protection Area (SPA)/Ramsar/SSSI.	Whilst the proposed change in the policy draws out elements that need to be considered for the management of visitors to the designated site, it is not considered a significant change that requires re-appraisal. The implications of the change were considered in the SA Report Addendum (April 2018) and reviewed in SA Report Addendum (June 2019) which took into account the updated HRA (Feb 2019) based on visitor survey evidence. No further assessment is required at this stage. However, this SA Report Addendum should reflect the SA Report Addendum (June 2019) findings.
MM3.70	Policy SS19: Queen Elizabeth Barracks, Strensall	Deletion of Policy and associated explanatory text following the findings of the HRA (Feb 2019)	The proposed change sees the deletion of a strategic policy and explanatory text due to the proposed deletion of the strategic site, following the conclusions set out in the Habitats Regulation Assessment (HRA) (Feb 2019) (and confirmed in HRA, 2020). The implications for the SA due to the proposed deletion were reviewed in the SA Report Addendum (June 2019). No further assessment is required. However, this SA Report Addendum should reflect the SA Report Addendum (June 2019) findings.
MM3.72 MM3.75	Policy SS20: Imphal Barracks, Fulford Road	Changes include wording related to the provision of mitigation of transports issues and the mitigation of the recreational impacts on Tillmire SSSI, if necessary.	The MM sets out a range of changes to policy wording. The appraisal of the policy should be reviewed for any SA implications
MM3.76	Policy SS21: Land South of Airfield Business Park, Elvington	Changes include additional wording regarding mitigation of transport issues and	The MM sets out a range of changes to policy wording. The appraisal of the policy should be reviewed for any SA implications.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM3.77	Policy SS22: University of York Expansion	deletion of criteria related to the historic environment. New policy wording replacing that in the Publication Draft Local Plan.	The new policy wording needs to be appraised.
MM3.79	Policy SS23: Land at Northminster Business Park	Changes include additional wording regarding mitigation of transport issues and deletion of criteria related to the historic environment.	The MM sets out a range of changes to policy wording. The appraisal of the policy should be reviewed for any SA implications.
MM4.2 MM4.3 MM4.4	EC1: Provision of Employment Land	Changes to the status of some sites including removal of site E8 with changes proposed in light of the revised Use Classes Order. Also, additional text in relation to the proximity of site E18 to Strensall Common SAC and cross reference to Policy GI2a. Additional changes reflect Green Belt permanence (in line with MM3.1).	The MMs include changes reflecting updates to site status which need to be reviewed for implications for SA. The change proposed in relation to Strensall Common SAC was appraised in the June 2019 SA Report Addendum. This appraisal should be included in this Report. See also Policy Map modification PMM55. Additionally, changes proposed in relation to the Green Belt should be reviewed.
MM4.9	R1: Retail Hierarchy and Sequential Approach	Wording changes to ensure conformity with the NPPF 2012 by requiring a sequential test for all main town centre uses outside of an identified centre. Additional clarifications.	The Proposed Modification would strengthen the approach to town centres including reference to sequential testing. Significant positive effects were assessed for SA Objective (employment) and SA Objective 5 (access to services). The changes are not considered to change the basis of that assessment, but the SA should be reviewed.
MM5.1	Policy H1: Housing Allocations	A range of changes including cross reference to proposed new policy GI2a and additional policy wording clarifications.	The MMs include a range of changes to H1. The SA Report Addendum (May 2021) considered the implications for SA related to the additional cross reference to Policy GI12 and GI12a in light of the findings of the updated HRA (2020). The further changes identified in relation to phasing (deletion of text) and additional criteria should be reviewed.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM5.2	Policy H1: Housing Allocations	Reflects site allocation no longer taken forward and deletion of phasing.	<p>The MM sees the deletion of a number of sites from the Local Plan (due to completion and reflection of the findings of the HRA in relation to ST35 and H59).</p> <p>The implications for the SA due to the proposed deletion were reviewed in the June 2019 SA Report Addendum.</p> <p>The implications for the SA due to the additional proposed changes should be reviewed and the SA Report should be updated to reflect the deletion.</p>
MM5.4 MM5.5	Policy H1: Housing Allocations Figure 5.1 and Table 5.2	Proposed changes to the trajectory in light of supply and modified requirement (MM3.1)	The SA was reviewed in light of changes material to consideration of Policy H1 in the SA Report Addendum (May 2021). This should be reviewed, and any further implications identified in the SA.
MM5.8 MM5.9	Policy H3: Balancing the Housing Market	Clarifies wording and reflect latest Local Housing Needs Assessment (LHNA) evidence and references Part M of the Building Regulations.	The MM includes reference to latest evidence base regarding need. Although the policy was assessed as having significant positive effects on housing (SA Objective 1) in the SA Report (2018) and the change would be considered to reinforce these findings, the assessment commentary referenced the 2016 SHMA. This should be reviewed in light of the 2022 City of York LHNA.
MM5.11 MM5.15	Policy H5: Gypsies and Travellers	Reflects latest 2022 Gypsy and Traveller Accommodation Assessment (GTAA) and provides further wording on cascade.	The MM includes changes to the number of pitches required in the Local Plan, and further clarity on their location. The SA Report Addendum (May 2021) updated the SA assessment following changes identified at that stage. These requirements have subsequently been updated in response of the 2022 GTAA. This should be reviewed.
MM5.13 MM5.15	Policy H6: Travelling Showpeople	Reflects latest 2022 Gypsy and Traveller Accommodation Assessment (GTAA).	The MM includes changes to the number of plots to be required in the Local Plan. The SA Report Addendum (May 2021) updated the SA

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
			assessment following changes identified at that stage. These requirements have subsequently been updated in response of the 2022 GTAA. This should be reviewed.
MM5.17	Policy H7: Student Housing	Provides clarifications and introduces requirements regarding affordable housing contributions. Amends policy name.	The MM sets out various policy wording changes in relation to student housing and changes the policy name. The SA should be reviewed for implications.
MM5.21	Policy H10: Affordable Housing	Amends affordable housing target thresholds with additional policy wording amendments.	The MM sets out various policy wording changes in relation to affordable housing thresholds and targets. The SA should be reviewed for implications
MM6.1	Policy HW1: Protecting Existing Facilities	Clarifies approach to protecting existing facilities.	The changes are linked to clarity in line with the NPPF and are not significant in themselves. However, the specific original wording is reflected in the commentary for the assessment against access to services (SA Objective 5), which was assessed as having significant positive effects in the 2018 SA Report. This should be reviewed.
MM6.5	Policy HW2: New Community Facilities	Clarifies approach to community facilities and moves some text to explanatory text.	The changes are linked to clarity in line with the NPPF and are not significant in themselves. However, the specific original wording is reflected in the commentary for the assessment against health (SA Objective 2) in the SA Report (2018), which was assessed as having significant positive effects. This should be reviewed.
MM6.7	Policy HW3: Built Sport Facilities	Clarifies approach to built sports facilities and moves some text to explanatory text.	The SA should be reviewed for the implications in relation to the provision of sport facilities. The SA Report (2018) commentary for access to services (SA Objective 5) referred to the Built Sports Facilities Strategy and this should be reviewed in light of the changes.
MM6.10	Policy HW5: Healthcare services	The amendments set out the approach to primary and secondary health care provision together, which brings new requirements for secondary provision.	The MM includes additional requirements in regard to re-provision of services. The SA should be reviewed for implications.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM6.13	Policy HW6: Emergency Services	Amendments reflecting ongoing discussions Yorkshire Ambulance Service	Although the changes in themselves are not considered significant in themselves the commentary in the assessment refers to the existing policy wording. This should be reviewed.
MM7.1	Policy ED1: University of York	New policy wording replacing the original text.	The new policy wording needs to be appraised in the SA.
MM7.4	Policy ED2: Campus West	New policy wording replacing the original text.	The new policy wording needs to be appraised in the SA.
MM7.7	Policy ED3: Campus East	New policy wording replacing the original text. Change to policy title: <i>University of York Campus East</i> .	The new policy wording needs to be appraised in the SA. The policy title change should be reflected in the SA.
MM7.9 MM7.10	Policy ED5: York St. John University Further Expansion	Text in explanation related to Northfield is moved to policy and development considerations are included to support of site SH1.	The MM brings explanatory text into the policy. The wording needs to be appraised in the SA.
MM8.2	Policy D1: Placemaking	Provision of additional policy wording, including related to the protection of residential amenity.	The proposed modification sees additional wording included to avoid negative effects on residential amenity. The appraisal against health (SA Objective 2) should be reviewed.
MM8.5	Policy D4: Conservation Areas	A range of wording changes providing clarity on the approach to applications with the potential to affect Conservation Areas.	The MM includes additional policy wording that should be reviewed for SA implications.
MM8.7	Policy D5: Listed Buildings	A range of wording changes providing clarity on the approach to applications with the potential to affect Listed Buildings.	The MM includes additional policy wording that should be reviewed for SA implications.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM8.9	Policy D6: Archaeology	A range of wording changes providing clarity on the approach to applications with the potential to affect Scheduled Monuments.	The MM includes additional policy wording that should be reviewed for SA implications.
MM8.11	Policy D7: The Significance of Non-Designated heritage Assets	Policy name change to <i>Non-Designated Heritage Assets</i> and minor wording changes.	The changes are linked to consistency with the NPPF and are not significant in themselves. However, the specific original wording is reflected in the commentary for the assessment against the historic environment (SA Objective 14). The policy name change should also be reflected in the SA.
MM9.2 MM9.3	Policy GI2: Biodiversity and Access to Nature	Provides clarity on the hierarchy of nature conservation designations and provides additional criterion related to irreplaceable habitats.	The proposed modification introduces new policy criteria related to designated sites. The policy was appraised as having 'significant positive' effects on biodiversity (SA Objective 8) and the change reinforces these positive effects. However, the appraisal commentary should be reviewed to ensure consistency with the proposed change.
MM9.6	Policy GI2a: Strensall Common Special Area of Conservation (SAC)	New policy reflecting the findings of the HRA (2020).	The new policy was appraised in the SA Report Addendum (May 2021). However, this appraisal should be included in this SA Report Addendum for completeness.
MM9.7	Policy GI4: Trees and Hedgerows	Provides additional wording regarding replacement planting in the case of loss, making clear the need for justification.	The proposed modification includes additional requirements regarding loss and justification. This should be reviewed in the SA.
MM10.1	Policy GB1: Development in the Green Belt	New policy wording replacing existing wording.	The new policy wording should be appraised in the SA.
MM10.4	Policy GB2: Development in Settlements within the Green Belt	Policy deleted.	The MM proposes a deletion of GB2 which should be reflected in the SA.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM10.5	Policy GB3: Reuse of Buildings	Policy deleted.	The MM proposes a deletion of GB3 which should be reflected in the SA.
MM10.6	Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt	Change to policy numbering reflecting deletion of policies GB2 and GB3. Clarifications that the policy provides for limited housing on exception sites.	The policy numbering should be reflected in the SA. The proposed wording changes are not considered significant to lead to changes in scoring but associated commentary should be reviewed.
MM11.1 MM11.2	Policy CC1: Renewable and Low Carbon Energy Generation Storage	Changes relate to removal of a renewable energy generation target for new buildings and a range of other changes including removal of reference to the Renewable Energy Study.	The MM sets out a range of changes to the policy requirements which should be reviewed in the SA.
MM11.4 MM11.5 MM11.6 MM11.7 MM11.8	Policy CC2: Sustainable Design and Construction of New Development	A range of changes to the policy wording in relation to carbon emission reductions and introduction of a floorspace threshold for achieving BREEAM 'excellent' in new non-residential buildings.	The MM sets out a range of changes to the policy requirements and provides an additional threshold which should be reviewed in the SA.
MM11.13	Policy CC3: District Heating and Combined Heat and Power Networks	Policy name change to <i>Decentralised Energy Networks</i> and changes to the requirements related to decentralised energy.	The MM includes a range of changes linked to CHP and decentralised energy that should be reviewed for SA implications.
MM12.1	Policy ENV1: Air Quality	New policy wording that replaces the existing wording in its entirety.	The new policy wording should be appraised in the SA.
MM12.3	Policy ENV2: Managing Environmental Quality	Provides clarification of wording regarding avoiding unacceptable harm rather than significant adverse environmental impacts.	Although the changes are not considered to affect the appraisal in the SA Report (2018) where significant positive effects were found in relation to health (SA Objective 2) and land use (SA Objective 9) the

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM12.4	Policy ENV3: Land Contamination	Clarifies the approach to development of sites known or suspected of contamination.	commentary refers to the previous policy wording and should be reviewed. Although the changes are not considered to affect the appraisal in the SA Report (2018) where significant positive effects were found in relation to health (SA Objective 2) the commentary refers to the previous policy wording and should be reviewed.
MM12.5	Policy ENV4: Flood Risk	Provides wording in relation to the approach to flood risk and provides consistency with the approach set out in the NPPF.	The MM provides greater clarity on the approach to flood risk. Although the policy appraisal set out in SA Report (2018) is unlikely to change in relation to flood risk (SA Objective 13), the implications should be reviewed.
MM14.4	Policy T2: Strategic Public Transport Improvements	Sets out updates to Infrastructure Delivery Plan and Bus Service Improvement Plan with amended description of infrastructure that contributions will be sought for.	The additional elements within the policy should be reviewed for implications in the appraisal. Although the appraisal noted significant positive effects in relation to transport (SA Objective 6) and this is unlikely to be affected, the commentary should be reviewed.
MM14.7	Policy T4: Strategic Highway Network Capacity Improvements	Amendments in relation to infrastructure provision in relation to A64 and site ST15	The proposed changes to policy wording include reference to additional infrastructure requirements which should be reviewed for implications.
MM14.8	Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements	Introduces reference to Local Cycling Walking Infrastructure Plan (LCWIP), and deletion of references to infrastructure to be delivered.	The proposed changes to policy wording include reference to the new LCWIP whilst the reference to infrastructure requirements have been removed. This should be reviewed for SA implications.
MM14.9	Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities	A range of policy changes to public transport and removal of criteria relating to design measures.	The broad range of changes could have implications that should be reviewed.

Main Modification (MM) Reference	Plan section	Summary of proposed modification	Why this Main Modification (MM) is considered significant for the SA
MM15.1	Policy DM1: Infrastructure and Developer Contributions	Sets out requirements for where a viability assessment is justified.	The MM provides additional reference to viability assessment. This exception was not included in prior policy wording and the assessment in the SA Report (2018) should be reviewed.

3.2.2 **Table 3.2** identifies the potentially significant Policies Map Modifications (PMM) to the Publication Draft Local Plan. The results of the review of all such modifications is set out in **Appendix B**.

Table 3.2 Summary of Policy Map Modifications to the Publication Draft Local Plan that are considered significant for the purposes of SA

Policy Map Modification Reference	Plan section	Summary of proposed modification	Why this Policy Map Modification (PMM) is considered significant for the SA
PMM1	ST15a (Policies Map)	Provision of additional land to provide a secondary school adjacent to ST15 if required onsite.	The proposed site for the location of the secondary school needs to be appraised. See MM3.53.
PMM2	ST16 (Policies Map South)	To update site allocation to reflect current build out of site.	The proposed change to the site location boundary needs to be appraised. See MM3.59.
PMM3	ST32 (Policies Map City Centre)	To update site allocation to reflect current build out of site.	The proposed change to the site location boundary needs to be appraised. See MM5.2.
PMM4	ST35 (Policies Map North)	To remove ST35 allocation in accordance with the proposed deletion of the allocation ST35 and Strategic Site Policy SS19 [as detailed in MM3.48]	<p>The proposed change sees the deletion of a strategic site (ST35) following the conclusions of the HRA (Feb 2019) and confirmed in the HRA 2020.</p> <p>The implications for the SA due to the proposed deletion were reviewed in the June 2019 SA Report Addendum and no further SA is required at this stage. However, the outcomes of the 2019 SA report Addendum should be included in this Addendum for completeness.</p>
PMM5	H22 (Policies Map North)	To remove H22 allocation to reflect the site has been built out.	The SA should be reviewed to reflect the deletion of the site. See MM5.2.
PMM6	H23 (Policies Map North)	To remove H23 allocation to reflect the site has been built out.	The SA should be reviewed to reflect the deletion of the site. See MM5.2.
PMM7	H56 (Policies Map North)	To remove H56 allocation to reflect the site has been built out and incorporate new greenspaces into existing open space allocation adjacent.	The SA should be reviewed to reflect the deletion of the site. See MM5.2.
PMM8	H59 (Policies Map North)	To remove H59 allocation and open space adjacent to reflect deletion of the site.	The SA should be reviewed to reflect the deletion of the site. See MM5.2.

Policy Map Modification Reference	Plan section	Summary of proposed modification	Why this Policy Map Modification (PMM) is considered significant for the SA
PMM9 PMM67 PMM68	Strensall Common Special Area of Conservation (SAC)	Changes to show 400m buffer and 5.5km buffer from the Strensall Common SAC in line with new Policy GI2a (MM9.6).	The proposed change reflects the new policy that was appraised in the SA Report Addendum (May 2021) with appraisal included here for completeness. See MM9.6.
PMM10 PMM19 PMM27 PMM37	Policies Map North / Policy SS2	Proposed changes to the submitted Plan's draft inner Green Belt boundary at Strensall, Clifton Park Hospital, Stockton on the Forest and Heslington.	<p>Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed in light of the proposed changes.</p> <p>The implications for the SA of Policy SS2 were reviewed in the SA Report Addendum (May 2021) and no further SA is required at this stage. However, the outcomes of the 2021 SA Report Addendum should be included in this Addendum for completeness.</p>
PMM30	Policies Map South / Policy SS2	Proposed changes to the submitted Plan's inner Green Belt boundary at Askham Bryan	The proposed modification reflects existing, established development. However, the development is substantial. Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed. Not previously identified and therefore requires assessment.
PMM55	Site E8 (Policies Map South)	Removal of employment site allocation E8 to reflect that the site has been built out.	The proposed modification reflects the deletion of the site from Policy EC1 and should be reflected in the SA. See MM4.2.

3.2.3 **Table 3.3** identifies the potentially significant Additional Modifications (AM) to the Publication Draft Local Plan. The results of the review of all such modifications are set out in **Appendix C**.

Table 3.3 Summary of Additional Modifications to the Publication Draft Local Plan that are considered significant for the purposes of SA

Additional Modification Reference	Plan section	Summary of proposed modification	Why this Additional Modification (AM) is considered significant for the SA
AM2.1	Vision	Include further wording in relation to climate change.	The AM is not in itself considered significant for the purposes of the SA. However, the Vision is reproduced in full in the SA Report and this should be amended.

Additional Modification Reference	Plan section	Summary of proposed modification	Why this Additional Modification (AM) is considered significant for the SA
AM2.2 AM2.5 AM2.6	Vision section	Deletion of references to the Leeds City Region.	The AMs are not in themselves considered significant for the purposes of the SA but commentary in the appraisals and SA Report text itself refers to the Leeds City Region which should be amended.
AM15.4	Table 15.2: Delivery and Monitoring Section 9: Green Infrastructure	New indicator: Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC	The proposed monitoring indicators were included in the in the SA Report Appendix J. The Report should be updated to reflect the additional monitoring indicator proposed.

3.2.4 The subsequent sections present updates, as necessary, to the Publication Draft SA Report (Feb 2018) and SA Report Addendum (April 2018) which supported the submission of the Local Plan for examination in 2018 and the two SA Report Addenda (June 2019 and May 2021) which were prepared to take into account changes following submission of the Local Plan. The following sections reference these documents as appropriate reflecting the iterative approach to the SA.

3.3 Vision and Outcomes

3.3.1 The proposed modification outlined as AMs include additional wording in the Vision to specifically reference adapting to and mitigation of the challenges of climate change. Paragraph 1.4.2 of the Publication Draft SA Report (2018) set out the Vision in full and is therefore amended to read as follows:

“York aspires to be a city whose special qualities and distinctiveness are recognised worldwide. The Local Plan aims to deliver sustainable patterns and forms of development to support this ambition and the delivery of the city’s economic, environmental and social objectives. This will include ensuring that the city’s place making and spatial planning policies reflect its heritage and contemporary culture, contributing to the economic and social welfare of the community whilst conserving and enhancing its unique historic, cultural and natural environmental assets.”

The plan will ensure that the vision and outcomes are delivered in a sustainable way that recognises, adapts to and mitigates, the challenges of climate change, protects residents from environmental impacts and promotes social, economic and cultural wellbeing.”

3.3.2 The compatibility of the Vision with the SA Objectives was assessed in the Section 6.2 of the Publication Draft SA Report (2018). This assessment has been reviewed and the wording change to the Vision has been found to have no implications for the SA findings. No further changes to the Publication Draft SA Report (2018) are identified.

3.4 Key Development Principles

3.4.1 The MMs set out a range of changes to the policy wording of Policy DP2: Sustainable Development and the deletion of Policy DP4: Approach to Development Management. The MMs have been reviewed (see **Appendix A**) and those that are considered significant are set out in **Table 3.1**. An updated appraisal is contained in **Appendix D**. The

proposed changes to Policy DP2 which provide additional criteria related to water quality and climate changes have been appraised. No changes to the SA scoring have been identified, as the changes reinforce the significant positive effects found in relation to climate change, biodiversity and water quality (SA Objectives 7, 8 and 10). However, some minor changes to the supporting commentary have been made. The appraisal has also been updated to reflect the deletion of Policy DP4.

- 3.4.2 **Paragraph 6.3.2 of the Publication Draft SA Report (2018)** should be amended to read as follows:

“The policies that contain the key development principles are anticipated to have a positive effect on all of the SA objectives with those effects being significant in respect of health, equality and accessibility, transport, climate change, biodiversity, flood risk, cultural heritage and landscape. This principally reflects the emphasis of the policies on the delivery of sustainable development. Mixed significant positive and mixed negative effects have been assessed in relation to housing, as the policy aspirations relating to meeting housing need within Policy DP1 (York Sub Area) are encapsulated and given weight within policies SS1 and H1 (see Sections 6.4, 6.5 and 6.6 for further commentary). Policy DP1, for example, sets out that development will ensure that York fulfils its role within ~~both the Leeds City Region and the~~ York, North Yorkshire and East Riding Local Enterprise Partnership (LEP), ensuring that the City is a key economic driver and a retail, service and transport hub. DP1 also seeks to ensure that its housing needs are met within the local authority area whilst at the same time conserving and enhancing the City’s historic and natural environment. Policy DP2 (Sustainable Development), meanwhile, effectively defines sustainable development in the context of York and Policy DP3 promotes the development of sustainable communities and together they aim to encourage growth that is balanced with social and environmental considerations. ~~Effects associated the Policy DP4 (Approach to Development Management) have also been largely assessed as positive, reflecting a presumption in favour of sustainable development in accordance with the NPPF.~~”

- 3.4.3 No further changes to the Publication Draft SA Report (2018) are identified.

3.5 Housing requirement

- 3.5.1 MM3.1 sets out a change to the housing requirement identified in Policy SS1: Delivering Sustainable Growth for York from 867 dwellings per annum (dpa) to a minimum of 822 dpa in the plan period (2017-2032/33). An appraisal of housing requirement and reasonable alternatives was set out in the Publication Draft SA Report (2018) (Section 6.4 and Appendix N).
- 3.5.2 The proposed change to the housing requirement reflects the housing need figure of 790 dpa informed by the GL Hearn 2019 Housing Needs Assessment Update, January 2019, included in a previous set of proposed modifications subject to SA in the June 2019 SA Report Addendum (Section 5.3 and Appendix B) with the addition of annualised shortfall of 32 dpa.
- 3.5.3 The proposed revised housing requirement (822dpa), which explicitly includes the annualised shortfall, was then re-appraised against the SA objectives in the SA Report Addendum (May 2021) (see Section 4.3 and Appendix B). The May 2021 SA Report Addendum found no changes to the scoring identified in the 2019 SA Report Addendum.
- 3.5.4 The likely significant effects of the housing requirements of 822dpa and the alternatives have therefore been previously assessed.

3.6 Spatial Strategy

Spatial Strategy policies

- 3.6.1 The MMs set out a range of changes to the policy wording to the spatial strategy policies and include the deletion of Policy SS19: Queen Elizabeth Barracks (linked to the findings of the HRA). The MMs for the economy and retail section have been reviewed (see **Appendix A**) and those that are considered significant are set out in **Table 3.1**. An updated appraisal is contained in **Appendix E**.
- 3.6.2 The proposed changes to Policy SS1: Delivery Sustainable Growth for York include a proposed change to the housing requirement figure of 822dpa, which is the objectively assessed need figure of 790dpa (identified in the GL Hearn 2019 Housing Needs Assessment Update), plus 32dpa to account for the shortfall in provision between 2012 and 2017 annualised over the plan period (2017-2032/33). Section 5.4 of SA Report Addendum (June 2019) reported on the appraisal of Policy SS1 with regards to the provision of 790dpa. The subsequent SA Report Addendum (May 2021) appraised the specific figure of 822dpa although no changes were identified to the scoring. No further changes to the scoring for the policy against the SA objectives has been identified in addition to those reported in the SA Report Addendum (June 2019).
- 3.6.3 Additionally, MMs provide additional criteria regarding affordable housing, Gypsy and Traveller and Showpeople housing needs requirements, and revised policy wording on prioritising previously developed land and support for development in sustainable locations. No further changes to the appraisal scoring have been identified in light of the proposed policy wording changes and the proposed changes reconfirm the positive effects on SA found for SA Objective 1(housing) and mix of positive and negative effects on SA Objectives 6 (reducing the need to travel) and 9 (efficient use of land resources) previously appraised. However, the appraisal commentary has been revised.
- 3.6.4 The proposed changes to policies SS9: Land East of Metcalfe Lane, SS10: Land North of Monks Cross, SS11: Land North of Haxby and SS12: Land West of Wigginton Road include changes that reflect the findings of the HRA (2020) with the addition of policy wording regarding the provision of recreation and open space strategies for the associated strategic sites would ensure no adverse effects on the integrity of Strensall Common SAC. These changes were appraised in the SA Report Addendum (May 2021). No changes were identified for the appraisal of SS9, SS10, SS11 and SS12 and the original SA Report (Feb 2018) assessment of 'minor positive effects' against SA Objective 8 (biodiversity) for these policies remained but the appraisal commentary was updated to reflect the HRA (October 2020). The MMs include further changes to the wording of these policies. No further changes to the appraisal scoring have been identified although further changes to the commentary have been made. The proposed changes include additional wording in relation in Policy SS18: Station yard, Wheldrake in relation to Lower Derwent Valley SPA/Ramsar/SSSI. As noted in the SA Report Addendum (June 2019) the change was not considered to affect the scoring but commentary in the appraisal was updated.
- 3.6.5 in the SA Report Addendum (June 2019) Policy SS13: Land West of Elvington Lane was re-appraised due to the evidence in the HRA (February 2019). Policy SS13 was assessed as having 'minor negative' effects on SA Objective 8 (biodiversity) in the SA Report Addendum (April 2018), recognising that although uncertainty may be removed with regards to mitigation for effects on the Lower Derwent Valley SPA, potential effects on Heslington Tillmire SSSI remain. The proposed modifications include further changes to Policy SS13. One of the changes will see the requirement for a minimum of 10% biodiversity net gain. This has led to a reappraisal of SA Objective 8 and a mix of positive and negative effects has been assessed. The MMs include a range of other changes to the policy. These have been reviewed and no further changes to the scoring have been

identified, although some changes to the commentary have been made. The additional land for a potential secondary school (if justified) adjacent to ST15 (referenced as ST15a) is considered in **Table 3.5** (and **Paragraph 3.6.32**) below.

- 3.6.6 The new policy wording for Policy SS22: University of York Expansion, which replaces the Publication Draft Local Plan wording in its entirety, has been appraised. No changes to the scoring in the Publication Draft SA Report (2018) have been made. However, a number of changes to the appraisal commentary have been made.
- 3.6.7 The implications for the SA due to the proposed deletion of Policy SS19: Queen Elizabeth Barracks, Strensall, following the evidence in the HRA (Feb 2019), were reviewed and the Publication Draft SA Report (2018) updated to reflect the deletion in the SA Report Addendum (June, 2019). The changes to SA Report are set out below (paragraph 3.6.13).
- 3.6.8 The additional changes proposed to policies SS4: York Central, SS5; Castle Gateway, SS8: Land Adjacent to Hull Road, SS17: Hungate, SS18: Land Adjacent to Hull Road, SS20: Imphal Barracks, Fulford Road, SS21: Land South of Airfield Business Park, Elvington, SS23: Land at Northminster Business Park have been reviewed. No changes to the scoring for these policies have been identified but commentary has been revised.
- 3.6.9 To reflect the updated policy wording and the appraisal, the Publication Draft SA Report (2018) is amended in several areas as follows:
- 3.6.10 **Paragraph 1.4.9 should be amended** to read: “*The Local Plan sets out a number of large strategic housing sites, five of which will expect a proportion of delivery beyond the plan period:*
- *ST5: York Central (to accommodate approximately 1,700 – 2,500 dwellings of which around 950 will be delivered in the plan period ~~1,500 will be delivered after the plan period between 2033 and 2038~~); ...*
 - *ST14: Land west of Wigginton Road (to accommodate approximately 1,348 dwellings approximately 1,000 of which will be delivered in the plan period ~~of which 348 will be delivered after the plan period between 2033 and 2038~~);*
 - *ST15: Land to the West of Elvington Lane (to accommodate approximately 3,339 dwellings of which it is expected that 560 units of which will be delivered within the plan period) ~~around 1,139 will be delivered after the plan period between 2033 and 2038~~...”*
- 3.6.11 **Paragraphs 6.5.7 of the Publication Draft SA Report (2018)** (and 5.4.8 of the SA Report Addendum (June 2019) is amended to read as follows:
- “The Spatial Strategy policies have been appraised as having ~~mixed~~ significant positive and ~~minor negative~~ effects on housing (SA Objective 1). The quantum of growth to be accommodated in the City of York is established principally through Policy SS1 (Delivery Sustainable Growth for York), reflecting the preferred housing and employment growth figures appraised in Section 6.5. Delivery is supported through policies SS3, SS4 and SS6 to SS20. SS1 sets out the housing requirement with the annual provision of ~~790867~~ **822** new dwellings per annum over the plan period (equivalent to ~~12,640~~ ~~13,872~~ **13,152** dwellings in the sixteen years between 2017/18 and 2032/33) ~~and beyond (2032/33 to 2037/38)~~. SS1 expresses this as a minimum requirement. The scale of development meets the projected economic led housing need for the City set out in the Housing Needs Update, January 2019 (GL Hearn) and is higher than the baseline housing need figure and adjusted figure with the application of a 15% uplift for market signals. **The requirement would also help to address historic shortfall in delivery.** ~~baseline household growth in the City over the plan period and is considered to be the objectively assessed housing need for the City. However, it does not reflect fully the upward adjustment made for market signals such as land prices, affordability etc outlined in the~~*

~~Strategic Housing Market Assessment (SHMA) update (2017) — prepared for the City of York Council by GL Hearn — using the 2016 CLG baseline sub-national projections (the SHMA technical work included a 10% upward adjustment is added to make a housing figure of 953dpa).~~

- 3.6.12 **Paragraph 6.5.9 of the Publication SA Report (2018)** should be amended to read as follows:

“...Overall, the number of jobs to be provided over the plan period and the focus of economic growth in York City Centre is expected to support sustainable economic growth, improve prosperity and ensure that York fulfils its role as a key economic driver within ~~both the Leeds City Region and the~~ York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) (in accordance with the key development principles of the Local Plan Publication Draft)...”

- 3.6.13 **Paragraph 6.5.14 of the Publication SA Report (2018)** (and 5.4.9 of the SA Report Addendum (June 2019)) should be amended to read as follows:

*“Notwithstanding greenfield land-take associated with new development (and hence potential loss or displacement of biodiversity assets), there is a significant opportunity to realise improvements to the City’s green infrastructure network (including open space, biodiversity and geodiversity) through new provision, making links between existing resources and enhancing the management of resources, as well access enhancement generally. This is reflected in Policy SS1 and also through specific opportunities identified in policies SS4, SS6 and SS10 (for example). The spatial strategy policies have therefore been generally assessed as having a positive effect on biodiversity (SA Objective 8). However, the HRA Screening Assessment at Pre-Publication Plan stage identified that Policies SS13, SS18 and SS19 (~~which is now proposed to be deleted~~) ~~SS19 had~~ the potential for likely significant effects. The HRA (2017) assessed that the adoption of appropriate mitigation could remove the potential for likely significant effects on Lower Derwent Valley SPA in relation to SS18 (as reconfirmed in the updated HRAs (April 2018 and Feb 2019 and Oct 2020)) although it was not found possible to mitigate policies SS13 or SS19 and these will be subject to an appropriate assessment. The HRA process is iterative and ongoing work has been used to refine and revise the plan at Publication Plan stage. Additionally, the HRA (April 2018) (as reconfirmed in the updated HRA (Feb 2019 and Oct 2020)) concluded that, following Appropriate Assessment, Policy SS13 would not have an adverse effect on the integrity of any European sites. Ongoing work has identified appropriate mitigation to reduce effects as far as it can at this stage prior to the finalisation of the HRA Report. However, the SA must await the outcome of this further assessment. As a consequence, the appraisal has concluded uncertain effects against these two policies on SA Objective 8. Notwithstanding the above, in light of the residual effects on Heslington Tilmire SSSI, SS13 has been assessed as having minor negative effects against this objective. **However, positive effects have also been assessed due to the requirement for a minimum of 10% biodiversity net gain. The HRA (Oct 2020), following further consideration of recreational pressure evidence, and Appropriate Assessment, concluded that the inclusion of policy wording regarding recreation and open space strategies in policies SS9, SS10, SS11 and SS12 would ensure no adverse effects with regards to recreational pressure on Strensall Common SAC. Therefore Overall,** a mix of positive and negative effects with uncertainty has been assessed for the policies ~~overall.~~”*

- 3.6.14 The additional land for a potential secondary school (if justified) adjacent to ST15 (referenced as ST15a) is considered in **Table 3.5** (and **Paragraph 3.6.32**) below.

- 3.6.15 The PPMs in **Table 3.2** include proposed changes to the draft inner Green Belt boundary at Askham Bryan, Heslington, Clifton Park Hospital, Stockton on the Forest and Strensall, which have been identified in light of updated Green Belt Topic Paper evidence. All of

these proposed changes bar those at Askham Bryan were reviewed for SA implications in the SA Report Addendum (May 2021). Policy SS2: The role of York's Green Belt sets out that the policy approach to Green Belt is to safeguard the setting and special character of York and have defined, detailed boundaries following recognisable physical features. This policy has been reviewed in light of the proposed changes.

- 3.6.16 The proposed changes would see substantial areas of established, built development excluded from the Green Belt in these locations. This is considered to be in keeping with the overall policy approach of SS2 as established built development would not appear to add to the openness or permanence of the Green Belt in these locations. It is considered that other policies in the plan would ensure that only appropriate development proposals would come forward in these areas. In the case of Strensall, additional policy would also be in place with regards to potential effects on Strensall Common SAC due to proposed Policy GI2a: Strensall Common Special Area of Conservation (SAC). Overall, no changes to the Publication Draft SA Report (2018) have been identified due to these PPMs.

Strategic sites

- 3.6.17 The PPMs for the strategic sites include changes to the boundaries of two allocations (ST16: Terry's Factory and ST32: Hungate). The amended site boundaries have therefore been appraised. The appraisal of all site allocations and reasonable alternatives is set out in **Appendix F** using the assessment criteria in **Table 2.3**. Strategic site allocations and reasonable alternatives have also been subject to more detailed assessment against the SA objectives. The updated appraisal matrix for each site is contained in **Appendix G**. The updated reasons for the selection of the proposed strategic site allocations and rejection of the reasonable alternatives are set out in **Appendix I**.
- 3.6.18 One change to the appraisal scoring has been identified for ST32: Hungate as the new smaller boundary is not located within the central York AQMA. It is located within 250m of the AQMA. A minor negative effect has therefore been identified for the site against SA Objective 12, as the site may still contribute towards negative effects against the objective.
- 3.6.19 The HRA (2020) determined that likely significant effects on Strensall Common SAC as a result of an increase in recreational pressure from the strategic sites within 5.5km of the SAC (sites ST7, ST8, ST9 and ST14) could not be ruled out. The Appropriate Assessment found that mitigation in the form of revised policy wording was required to avoid adverse effects on the integrity of the SAC. The strategic sites appraisal for ST7, ST8, ST9 and ST14 was updated to reflect the findings of the HRA (2020) in the SA Report Addendum (May 2021). The site appraisal scoring recognises the effects of the site itself (without policy provisions). Significant negative effects were therefore identified for ST7, ST8, ST9 and ST14 for biodiversity (SA Objective 8) predominantly for their potential to have likely significant effects (LSE) on Strensall Common SAC. Following Appropriate Assessment, the effects on European sites considered under biodiversity (SA Objective 8) can be mitigated for these sites through the implementation of mitigation in policies within the Local Plan Publication Draft (as proposed to be modified). Due to the distance from Strensall Common SAC (with some sites nearly 5km away) some uncertainty as to the effect has also been identified, due to the potential for recreational activity to be taken closer to the site. For site ST7, minor positive effects were assessed in the SA Report Addendum (May 2021), as per the original appraisal of the site, due to the potential to improve the porosity of the urban area to wildlife. No further changes to the assessment have been identified at this stage and the findings remain.
- 3.6.20 The HRA (2020) also reconfirmed the findings of the HRA (Feb 2019) in relation to sites ST13, ST33 and ST35 (which is proposed to be removed from the plan). The appraisal commentary for ST15, ST33 and ST35 was updated to reflect the HRA (2020) findings in

the SA Report Addendum (May 2021) but no changes to the scoring were identified. The findings are included in this SA Report Addendum for completeness (see **Appendix G**).

- 3.6.21 No further changes to the appraisal of other strategic sites have been identified. **Table 3.4** updates the summary of site allocations and updates Table 5.2 of the Publication Draft SA Report (2018).

Table 3.4 Updated summary of strategic sites assessment

Site ref	Allocation reference	Objective	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5: Equality & Accessibility	SAO6: Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape						
		Site Name																					
295	ST1	British Sugar / Manor School	++	+	-	+	?	+	+	+	-	+	-	++	-	-	-	0	+	-	+	-	
910	ST2	Former Civil Service Sports Ground Millfield Lane	++	+	-	+	?	+	++	+	-	+	-	+	-	+	-	0	-	-	0	-	
35	ST4	East of Grimston Bar	++	+	-	+	?	+	+	-	-	-	-	-	-	+	-	0	-	-	-	-	
906	ST5	York Central	++	+	-	+	?	++	+	+	0	-	+	?	-	-	-	-	-	-	?	+	-
850	ST7	East of Metcalfe Lane	++	+	-	+	?	+	+	-	+	-	-	-	-	-	-	0	-	-	-	-	-
849	ST8	Land North of Monks Cross	++	+	-	+	?	+	++	+	-	+	-	-	-	-	-	0	0	-	0	-	
823	ST9	Land North of Haxby	++	+	-	+	?	+	+	-	+	-	-	-	-	-	-	-	-	-	-	-	
848	ST14	Land to North of Clifton Moor	++	+	-	+	?	+	++	+	-	+	-	-	-	-	-	0	-	-	-	-	
851	ST15	Land to the West of Elvington Road	++	+	-	+	?	+	++	+	-	+	-	-	-	-	-	0	?	-	-	-	-
719 927	ST16	Former Terry's Chocolate Factory	++	+	-	+	+	+	++	+	-	+	-	+	0	+	-	-	0	+	-	+	-

Site ref	Allocation reference	Objective Site Name	SAO1: Housing	SAO2: Health		SAO3: Education		SAO4: Economy		SAO5: Equality & Accessibility		SAO6: Transport		SAO7: Climate Change		SAO8: Biodiversity		SAO9: Land Use		SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage		SAO15: Landscape		
<u>PMM site</u>																												
931 932	ST17	Nestle South	++	+	-	+	?	+	-	++	+	-	+	-	+	0	+	-	-	0	0	0	0	0	+	-	+	-
857	ST19	Northminster Business Park	0	0	-	+		++		0	+	-		?		-							0		-		-	
955	ST20	Castle Gateway	+	0	+	-	+	?	++	+	?	++	+	-	-	?	++				+	-	-	-	-	?	+	-
948	ST26	South of Airfield Business Park	0		-	+		++		0		-	-		-		-						0		-		-	
852	ST27	University Expansion	0	+	-	++		++		0	+	+	-	+	-	+	?	-					-	0	-	-	-	
185	ST31	Land at Tadcaster Road	++	0	-	+	?	+		+	+	-	+	-	-		-						0	-	0		-	
<u>929P MM site</u>	ST32	Hungate	++	+	-	+	?	++		++	+	-	+	-	-		++						-	-	?	-	?	-
855	ST33	Station Yard Wheldrake	++		-	+	?	+		++	+	-	+	-	-		+	-					+		-	0	-	0
934	ST35	Queen Elizabeth Barracks, Strensall	++	+	-	+	?	+	-	+	+	-	+	-	-		+	-					?	0	+	-	+	-
951	ST36	Imphal Barracks, Fulford Road	++	+	-	+	?	+	-	++	+	-	+	-	-		+	-					-	?	?	-	?	-

Site ref	Allocation reference	Objective	SAO1: Housing	SAO2: Health		SAO3: Education	SAO4: Economy	SAO5: Equality & Accessibility	SAO6: Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
		Site Name																
246	ST37	Whitehall Grange	0	0	-	+	+	0	-	-	-	-	-	-	-	0	-	-

- 3.6.22 **To reflect the proposed changes, paragraph 6.5.31 of the SA Report (Feb 2018) (and 5.5.7 of the SA Report Addendum (June 2019)) should be amended to read as follows:**

*“York’s abundance of European and local nature conservation designations as well as high potential for biodiversity has led to the majority of strategic sites being assessed as having a potentially minor negative effect on SA Objective 8 (Biodiversity). Significant negative effects were identified on ~~five~~**four eight** strategic sites. Two of these sites have local designations within 50m whilst ~~for the remaining three sites (ST15, and ST33 and ST35)~~ **the appraisal** aligns with the outcomes of the HRA Screening Report (20**19**~~720~~), which identified ~~that, following Appropriate Assessment, adverse effects on the integrity of the Lower Derwent Valley SPA, breeding and non-breeding birds and mobile species would be avoided with the incorporation of policy mitigation that Appropriate Assessment is required to understand whether likely significant effects can be discounted. Significant effects are identified for ST15 and ST33 predominantly for their potential to have likely significant effects on the Lower Derwent Valley SPA and on ST35 given it is located adjacent to Strensall Common SAC designated for lowland heath, which is vulnerable to disturbance as a result of recreation. ST15 was still considered to have potential for significant effects on Heslington Tilmore SSSI. The HRA (2020) found that adverse effects on the integrity of Strensall Common SAC due to recreational pressures could not be screened out for ST7, ST8, ST9 and ST14, but adverse effects would be avoided with mitigation in policy wording following Appropriate Assessment. Therefore, significant negative effects have been found with but some uncertainty due the distance between the sites and Strensall Common. For ST7, minor positive effects were also assessed.~~ Effects on biodiversity for both minor and significant effects are expected to be mitigated through implementation of policies within the Local Plan Publication Draft although this is subject to implementation and in addition to site specific mitigation measures to be introduced at the detailed planning stage. Positive effects were identified on five sites where opportunities exist to enhance biodiversity on site.”*

- 3.6.23 Paragraph 6.5.34 should be amended to read: “~~ST20, ST32 and ST36 were also identified to have potentially significant negative effects on SA Objective 12 (Air quality) as result of transport and associated deteriorating air quality, with the latter sites also potentially negatively contributing to AQMAs. The majority of the remaining sites were identified as likely to have a minor negative effect on air quality. Those sites with good access to alternative transport modes may offset some negative effects subject to uptake and use by residents.~~”

Local sites

- 3.6.24 The proposed changes include deletion of housing sites H22, H23, H56 due to completion of development and H59 due to the findings of updated HRA evidence. One employment site (E8) has also been deleted as it is no longer considered available for development. Additionally, land has been allocated for a potential secondary school in association with, and adjacent to, ST15 (referenced as ST15a). **Table 3.5** updates the summary of the appraisal of the site allocations and updates Table 5.3 of the Publication Draft SA Report (2018). **Appendix F** includes the updates appraisal of allocations and alternatives. **Appendix I** sets out the updated ‘reasons for selection and rejection of sites’ to account for the new sites appraised.

Table 3.5 Updated summary of proposed local site allocations

Call for Sites Ref	Local Plan Ref	Site Name	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5 / SAO6 Equality & Access/Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
General Housing Site Allocations																
58	H8	Askham Bar Park and Ride Site	+	+	+	0	++	+	-	++	0	0	0	0	0	0
59	H22	Heworth Lighthouse	+	++	+	0	++	+	-	++	0	0	0	0	0	0
64	H55	Land at Layerthorpe and James St	+	++	++	0	++	+	-	++	0	0	I	-	0	0
83	H53	Land at Main Street, Knapton	+	+	-	0	+	0	0	--	0	0	0	0	0	0
95	H39	North of Church lane Elvington	+	+	+	0	+	+	-	--	0	0	0	0	0	0
98	H23	Grove House EPH	+	++	++	0	++	+	0	++	0	0	I	0	-	0
124	H20	Oakhaven EPH	+	++	+	0	++	+	0	++	0	0	0	0	0	0
127	H5	Lowfields former school site	++	++	++	0	+	+	0	+/-	0	0	0	0	-	-
166	H29	Land at Moor Lane	+	++	-	0	I	+	0	--	0	0	0	0	0	-
172	H7	Bootham Crescent Football Stadium	+	++	++	0	++	+	0	++	0	0	0	0	-	0

Call for Sites Ref	Local Plan Ref	Site Name	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5 / SAO6 Equality & Access/Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
General Housing Site Allocations																
182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	++	++	++	0	+	+	-	-	0	0	0	0	-	-
472	H1	Former Gas Site 24 Heworth Green	++	++	++	0	++	+	-	++	0	0	-	-	-	0
656	H10	Barbican Centre	++	+	+	0	++	+	0	++	0	0	-	0	-	0
677	H38	Land RO Rufforth Primary School	+	+	+	0	+	+	0	-	0	0	0	0	0	0
828	H56	Land at Hull Road	+	++	++	0	++	+	0	+/-	0	0	0	0	-	0
832	H6	RO the square Tadcaster Road	0	+	+	0	++	0	0	-	0	0	0	0	-	-
853	H3	Revised Burnholme School	+	++	+	0	+	+	0	+/-	0	0	0	0	0	0
930	H31	Eastfield Lane Dunnington	+	++	-	0	+	+	0	-	-	0	0	0	0	0
936	H59	Queen Elizabeth Barracks Strensall – Howard Road, Strensall ²⁷	+	+	+	0	↓	+	-	+/-	0	0	0	-	0	-
938	H58	Clifton Without Primary School	+	++	++	0	++	+	0	++	0	0	0	0	-	0

²⁷ Site H59 Queen Elizabeth Barracks Strensall – Howard Road, Strensall is adjacent to the Strategic Site ST35 but does not form part of the strategic allocation and has therefore been assessed separately as a local site allocation.

Call for Sites Ref	Local Plan Ref	Site Name	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5 / SAO6 Equality & Access/Transport	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
General Housing Site Allocations																
946	H52	Willow House EPH, Long Close Lane	+	+	-	0	++	+	-	+/-	0	0	-	0	-	0
General Employment Site Allocations																
600	E8	Wheldrake Industrial Estate	0	-	-	+	I	+	0	--	0	0	0	n/a	-	0
602	E9	Elvington Industrial Estate	0	++	++	++	I	+	0	--	-	0	0	n/a	0	0
639	E11	Annamine Nurseries	0	+	++	++	++	+	0	++	0	0	0	n/a	0	0
706	E10	Chessingham Park, Dunnington	0	++	++	+	I	0	--	--	0	0	0	n/a	0	0
742	E16	Upper Poppleton Garden Centre	0	+	-	++	++	+	-	++	0	0	0	n/a	0	0
925	E18	Towthorpe Lines	0	+	-	++	I	+	-	++	0	0	0	n/a	0	--
Traveller Showpeople Site Allocation																
22	SP1	The Stables Elvington	+	--	--	0	I	0	0	++	--	0	0	0	0	-
Student Housing Site Allocation																
137	SH1	Land at Heworth Croft	+	++	++	0	++	+	-	+/-	--	0	I	--	-	-
Secondary School Site Allocation																
PMM site	ST15a	Secondary School Allocation	0	I	I	0	I	0	-	+/-	0	0	0	0	-	+/-

Local Sites – Housing

- 3.6.25 To reflect the removal of sites H22, H23, H56 and H59 **the following amendments to the Publication Draft SA Report (Feb 2018) should be made:**

Paragraph 6.5.41 – *“The majority of sites (~~13 out of 21~~ 10 out of 17) have also been assessed as having a significant positive effect on SA objectives relating to health and wellbeing (SA Objective 2), equality and accessibility (SA Objective 5) and transport (SA Objective 6) owing to their close proximity to key services and facilities and transport links. However, the performance of sites against SA Objective 3 (Education) was more mixed reflecting a variation in accessibility to educational facilities. Although the majority of sites (~~16 out of 21~~ 13 out of 17) scored positively or significantly positively against the objective, in respect of those sites located within the outlying villages such as Copmanthorpe, Dunnington and Knapton, negative effects were recorded. ~~H53: Land at Main Street, Knapton was assessed as having significant negative effects in relation to this objective. All sites were assessed as scoring positively against SA Objectives 5 (access to services) and 6 (reducing the need to travel) with the exception of H29: Land at Moor Lane and H59: Queen Elizabeth Barracks – Howard Road, Strensall. Significant positive effects were recorded for 13~~ 9 of the preferred allocation sites.”*

Paragraph 6.5.43 – *“With the exception of ~~two sites~~ one site (H6: RO the square Tadcaster Road ~~and H53: Land at Main Street, Knapton~~), all of the proposed housing allocations are considered to be of a scale that has the potential to incorporate/connect to district heating and combined heat and power networks. Overall, effects on SA Objective 7 (Climate Change) are therefore considered to be positive.”*

Paragraph 6.5.44 - *“A number of sites have been assessed as having a negative effect on SA Objective 8 (Biodiversity) with ~~two~~ one sites (H39: North of Church Lane Elvington ~~and H59: Queen Elizabeth Barracks – Howard Road, Strensall~~) identified as having a significant negative effect on this SA objective. This reflects ~~its~~ their close proximity (i.e. within 250m) to ~~statutory nature designations. In the case of H39 it relates to proximity to the Derwent River Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) and for H59 it relates to Strensall Common Special Area of Conservation (SAC) and SSSI. The HRA Preliminary Assessment, in its commentary on H59, concluded that this site must be subject to HRA in order to assess the potential for likely significant effects arising from recreational pressure, changes to the hydrological regime and increased nitrogen deposition associated with increased traffic movements. For the remaining~~ all sites, it is anticipated that any adverse effects on biodiversity could be mitigated through implementation of draft Local Plan policies. Significant negative effects have also been identified in respect of one site that is within 10m of a waterbody (H31: Revised Eastfield Lane Dunnington).”*

- 3.6.26 Additionally, four new potential housing sites were received at the Local Plan Publication Draft stage, one of which was an amendment to the boundary of a previously assessed site. These sites were appraised in line with methodology set out in **Section 2.3** as reported in the SA Report Addendum (June 2019). The appraisal outcomes are also included in **Appendix F** and the reasons for site selection or rejection included in **Appendix I**.

Local Sites – Employment

- 3.6.27 The proposed modifications include the deletion of site E8: Wheldrake industrial Estate. The deletion of the site has been reflected in the assessment (See **Table 3.5, Appendix F** for the appraisal, and **Appendix I** for updated reasons for selection and rejection).

- 3.6.28 To reflect the outcomes of the HRA (Feb 2019) and its evidence in relation to the assessment of associated effects on biodiversity (SA Objective 8), **paragraph 6.5.50 of the SA Report (Feb 2018) should be amended to read as follows:**

“Two sites, E10: Chessingham Park and E18: Towthorpe, recorded significant negative effects against the SA Objective 8 (Biodiversity). The negative effects were recorded due to their proximity to Statutory Nature Conservation Sites. For E18, the HRA (Feb 2019) found that, following Appropriate Assessment, the adverse effects on the integrity of Strensall Common SAC from recreational pressure would be avoided with the incorporation of mitigation in Local Plan policy. ~~The HRA Preliminary Assessment, in its commentary on E18, identifies that the Towthorpe site is in close proximity to the Strensall Common SAC. The preliminary assessment has concluded that this site must be subject to HRA in order to assess the potential for likely significant effects arising from recreational pressure, changes to the hydrological regime and increased nitrogen deposition associated with increased traffic movements. For the remaining sites, it is anticipated that any adverse effects on biodiversity could be mitigated through implementation of draft Local Plan policies.~~”

- 3.6.29 To reflect the deletion of E8 paragraph 6.5.52 should be amended to read as follows:
“... The remaining ~~three~~ two sites (~~E8: Wheldrake~~, E9: Elvington and E10: Chessingham) are all greenfield agricultural sites and accordingly significant negative effects were recorded.”

Local Sites – Student housing

- 3.6.30 No changes to the site allocation are proposed.

Local Sites – Travelling showpeople

- 3.6.31 No changes to the site allocation are proposed.

Local Sites – Secondary school

- 3.6.32 Additional land for a potential secondary school adjacent to ST15 has been identified as part of the proposed changes to the Local Plan. This has been appraised (see **Appendix F**) and the reasons for selection/rejection also updated (see **Appendix I**). **A new section should be added to the Publication Draft SA Report (2018) after paragraph 6.5.58 to read:**

“Local Sites – Secondary School

The proposed allocation of ST15a is for a secondary school that may be required to support neighbouring site ST15. The appraisal of the site identifies significant negative effects related to health and wellbeing (SA Objective 2), equality and accessibility (SA Objective 5) and transport (SA Objective 6) owing to the existing poor proximity to key services, facilities and transport links. The site was also assessed as having negative effects on education (SA Objective 3) which reflects the site assessment criteria as developed to be applied to all housing and employment sites (and does not reflect the proposed school use on site). Given the site would only come forward for provision of a secondary school to support the proposed allocation of ST15, these significant negative effects would be expected to be mitigated through any adjacent development, and through the development of a secondary school itself.

Minor negative effects are assessed for biodiversity (SA Objective 8) given that the site is situated on the Elvington Airfield Site of Interest for Nature Conservation (SINC). A mix of minor positive and negative effects are assessed for land use (SA Objective 9) reflecting

that the site has a mix of brownfield and greenfield land. Minor negative effects are assessed for cultural heritage (SA Objective 14). For landscape (SA Objective 15), a mix of minor and significant negative effects are assessed reflecting the existing open character of the site. It is envisaged that the site would only come forward with development of adjacent ST15 allowing for effective mitigation of this site.

Neutral effects are identified for housing (SA Objective 1), climate change (SA Objective 7), water (SA Objective 10), waste (SA Objective 11), air quality (SA Objective 12) and flood risk (SA Objective 13)."

3.7 Thematic policies

- 3.7.1 The MMs for thematic policies have been reviewed (see **Appendix A**) and those that are considered significant are set out in **Table 3.1**. An updated appraisal is contained in **Appendix H**. The following sections set out consideration of the proposed changes to the Publication Draft SA Report (2018).

Economy and Retail

- 3.7.2 Policy EC1: Provision of Employment Land was assessed as having 'uncertain' effects on SA Objective 8 (biodiversity) in the appraisal reported on in the SA Report (Feb 2018). Following proposed amendments considered in the SA Report Addendum (April 2018), the removal of uncertainty regarding effects on Strensall Common SAC (in relation to site E18) saw the identification of neutral effects on biodiversity (SA Objective 8) (see section 4.5 and Appendix C of the SA Report Addendum (April 2018)). The policy was reappraised following further changes considered in the SA Addendum (June 2019) and has been further appraised in this SA Report Addendum due to further changes proposed to the policy wording. No further changes to the appraisal have been identified at this stage.
- 3.7.3 The MMs for Policy EC1 include deletion of site E8: Wheldrake Industrial Estate. This was one of the smaller sites identified for employment use in the Local Plan (at 1,485sqm) and is not considered to affect the overall quantum of employment land identified through the Local Plan significantly.
- 3.7.4 The MM proposed for Policy R1: Retail Hierarchy and Sequential Approach was reviewed. A minor change to commentary was identified but there no changes to appraisal scoring.
- 3.7.5 No further changes to the SA Report are identified. See **Section 3.6** for changes in relation to the strategic and local sites.

Housing

- 3.7.6 The proposed changes to Policy H1: Housing Allocations include the recognition of the proposed change to the housing requirement in Policy SS1, removal of text regarding phasing of sites, and additional cross references to policies setting out mitigation for impacts on designated conservation sites. The changes to the housing requirement were appraised in the scoring reported in the SA Report Addendum (June 2019) (as reported in the SA Report Addendum (May 2021)).
- 3.7.7 As reported in the SA Report Addendum (May 2019) Policy H1 was re-appraised and one change to the scoring was identified in relation to housing (SA Objective 1). The policy was appraised as having minor positive effects on this objective. In the Publication Draft SA Report (Feb 2018) the policy was appraised as having likely mixed minor positive and minor negative effects linked to the appraisal of the Publication Draft housing requirement. The removal of negative effects against housing (SA Objective 1) reflects that the

proposed changes to the policy ensure that a housing requirement that meets the identified housing needs of the City of York is being identified in the Local Plan. The deletion of sites from the policy reflect completion of these developments (with the exception of ST35 and H59 which have been deleted in response to the findings of the HRA). The removal of sites from the H1 allocation policy is not considered to have negative effect on housing delivery or trajectory as the delivered sites are already accounted for, whilst the loss of strategic site is effectively mitigated by a lower housing requirement than at the Publication Draft Local Plan stage. The additional wording changes proposed in the MMs have been appraised. No further changes to the scoring have been identified. The changes to the SA identified in the previous addenda are reported here for completeness.

- 3.7.8 Changes are proposed the requirements for H5: Gypsy and Travellers and H6: Travelling Showpeople which updates previous requirement changes reviewed in the SA Report Addendum (May 2021). The appraisal scoring has been reviewed. No further changes to the scoring are identified. However, the commentary in **Appendix H** has been revised. With regards to the change to policies H3: Balancing the Housing Market, H7: Off Campus Student Housing, and H10: Affordable Housing no changes have been made to the appraisal scoring but the commentary has been updated.
- 3.7.9 To reflect the appraisal, **paragraph 6.6.15 of the Publication Draft SA Report (2018)** (and 5.5.7 of the SA Report Addendum (June 2019)) is amended to read as follows:
- “Policy H1 identifies those sites which have been allocated to meet the housing requirement set out in Policy SS1 (and policies **H5 and H6 and H7** identify locations for Travelling Showpeople Sites and Student Housing respectively). As identified in Section 6.5, Policy SS1 identifies the quantum of growth to be accommodated in York, this includes a minimum annual provision of ~~867~~**790-822** new dwellings over the plan period up to 2032/33. This equates to a requirement for ~~12,640~~ ~~13,872~~ **13,152** dwellings in the sixteen years between 2017/18 and 2032/33. The delivery envisaged through H1 would help the plan meet and exceed this identified requirement. The policy has therefore been assessed as having a positive effect on the achievement of SA Objective 1 related to housing provision. In a similar way to the assessment of Policy SS1, although positive effects would be likely in the short and medium term there is likely to be minor negative effects in the long term as the delivery in H1 would meet the GLG baseline population and household growth projections but not fully meet the PPG compliant approach to the calculation of housing need in the City of York area (as set out in the Strategic Housing Market Assessment (SHMA) (2017 update) technical work prepared for the Council by GL Hearn). This is because the requirement does not include an upward adjustment of the baseline for housing market signals. Even with the shortfall for 2012-2017 annualised over the period (56dpa), the ‘annual target’ is below that identified with the SHMA (furthermore the SHMA figure of 953 would have to take account of the shortfall in any event leading to a nominal housing figure of 1,009dpa). However, the presence and extent of the negative effects is dependent on the delivery of housing on the ground during the plan period above the housing figure. Careful monitoring is therefore required.”*
- 3.7.10 Additionally, **paragraph 6.6.16 of the Sa Report (2018)** is amended as follows:
- “...Policies H5 (Gypsy and Travellers) and Policy H6 (Travelling Showpeople) would help to address a shortfall of accommodation for these groups with Gypsy and Traveller Accommodation Assessment (2022) baseline information demonstrating a need for **3047** Gypsy and traveller pitches and **43** plots for Showpeople...”*
- 3.7.11 No further changes to the SA Report are identified. See **Section 3.6** for changes in relation to the strategic and local sites.

Health and Wellbeing

- 3.7.12 Changes that are considered significant for the purposes of SA relate to policies HW1: Protecting Existing Facilities, HW2: New Community Facilities, HW3: Built Sport Facilities, HW5: Healthcare services, and HW6: Emergency Services. The majority of these changes (HW1, HW2, HW3, and HW6) are not considered significant in themselves but do have implications for the commentary of the appraisal. There have therefore been amendments made to the commentary for these policies in **Appendix H**. The proposed changes to HW5: Healthcare services have been appraised. No changes to the scoring in the Publication Draft SA Report (2018) have been made but some commentary changes have been identified.
- 3.7.13 Changes are also proposed to the text of the **Publication Draft SA Report (2018) paragraph 6.6.23** as follows: *“By supporting facilities and service provision, the policies are considered to significantly contribute to the health of York’s communities and support the delivery of the York Joint Health and Wellbeing Strategy (2017-22) or any subsequent updates. The provision of facilities, such as sporting equipment, in accessible locations also contributes towards healthy lifestyles.”*
- 3.7.14 There are no further changes required to the Publication Draft SA Report (2018).

Education

- 3.7.15 Changes that are considered significant for the purposes of SA relate to new policy wording related to the University of York replacing that within the Publication Draft Local Plan (2018) (policies ED1: University of York, ED2: Campus West, and ED3: University of York Campus East) and the inclusion of additional policy wording for ED5: York St. John University Further Expansion which was previously explanatory text.
- 3.7.16 The new wording for policies ED1, ED2 and ED3 has been appraised in **Appendix H**. Several amendments have been made to the supporting commentary in the appraisal but no changes to the scoring in the Publication Plan SA Report (2018) have been identified for these policies. The proposed wording for ED5 has also been appraised with no changes identified to the scoring but some changes to the associated commentary.
- 3.7.17 There are no further changes required to the Publication Draft SA Report (2018).

Placemaking, Heritage, Design and Culture

- 3.7.18 Changes proposed to policies D1: Placemaking, D4: Conservation Areas D5: Listed Buildings, Policy D6: Archaeology and D7: The Significance of Non-Designated heritage Assets are considered significant for the purposes of SA. Updates to the appraisal are set out in **Appendix H**. Following a review of the changes no amendments to the appraisal scoring has been identified. However, several changes to supporting commentary have been made reflecting the proposed detailed wording changes to the policies. There are no further changes required to the Publication Draft SA Report (2018).

Green Infrastructure

- 3.7.19 Changes include new criteria in Policy GI2: Biodiversity and Access to Nature, a new policy (GI2a: Strensall Common Special Area of Conservation (SAC)) and an additional criterion in Policy GI4: Trees and Hedgerows. Updates to the appraisal in light of the proposed changes are set out in **Appendix H**.
- 3.7.20 Proposed Policy GI2a, which reflects the findings of the HRA (2020) was appraised in the SA Report Addendum (May 2021) and the outcomes of the appraisal are reflected here

for completeness. Significant positive effects were assessed against health (SA Objective 2), access for all (SA Objective 5), biodiversity (SA Objective 8) and land use (SA Objective 9). However, negative effects were assessed with regards to the effect on housing (SA Objective 1) and a mix of minor positive and negative effects on the economy (SA Objective 4) due to the potential expected impacts on delivery of housing in the area. However, this is likely to be very minor and uncertain to some extent as it would affect windfall development only. This has also led to a change in the cumulative score for all policies in the section to a mix of minor positive and minor negative effects, with uncertainty, for these objectives. The proposed changes to the Policies Map reflecting the 400m and 5.5km linear buffers referenced in the Policy GI2a have been reviewed and no further changes to the SA are required. The SA of GI2 and GI4 was reviewed in light of the proposed changes. No further changes to the appraisal were identified.

- 3.7.21 Changes are also proposed to the text of the **Publication Draft SA Report (2018) paragraph 6.6.42 and 6.6.43** as follows:

“The implementation of Policies GI1-7 will facilitate the creation of an attractive setting for new houses and access to natural environments and recreational activities for all residents. The establishment of a Green Infrastructure Network across the City could provide a range of opportunities for the training and tourism opportunities. Cumulative minor positive effects have been identified against SA Objectives 1 (Housing), 3 (Education) and 4 (Employment). However, minor negative effects have been identified for SA Objective 1 (housing) reflecting that GI2a would restrict net new residential development within the 400m zone of influence, and potentially impact on development in the broader 5.5km zone, which would have a minor negative on new housing in the area. This effect would be very minor and is uncertain to some extent as it would affect windfall development only. A mix of minor positive and minor negative effects have been identified for SA Objective 4 (employment) as associated economic benefits would also be limited in this area.”

No ~~minor or~~ significant negative effects were identified during the appraisal of the Green Infrastructure Policies.”

- 3.7.22 There are no further changes required to the Publication Draft SA Report (2018).

Managing Appropriate Development in the Green Belt

- 3.7.23 Changes include new wording for Policy GB1: Development in the Green Belt and the deletion of policies GB2: Development in Settlements within the Green Belt and GB3: Reuse of Buildings. There are also wording changes to Policy GB4: Exception Sites for Affordable Housing in the Green Belt, whilst the policy number is also changed to GB2 to reflect the proposed deletion of policies. Updates to the appraisal in light of the proposed changes are set out in **Appendix H**. Policy GB1 was assessed as having similar effects to the existing Publication Draft Local Plan policy wording as assessed in the Publication Draft SA Report (2018). With regards to the changes to GB4 (now GB2), some minor changes to commentary were identified but no changes to the policy appraisal scoring were identified. No changes to the cumulative scoring for chapter were identified. However, the Publication Draft SA Report (2018) should be amended as follows:

Paragraph 6.6.44 – *“The Local Plan ~~creates a~~ provides a permanent Green Belt boundary for York which will assist in preserving and enhancing the special character and setting of York. Policies GB1 and GB2 ~~-GB4~~ provides the policy framework to deliver this policy objective.*

Paragraph 6.6.45 – *“York’s Green Belt plays a significant role as part of the setting for the City and its overall character, particularly with regard to preserving long-distance views into the City. It is considered that Policies GB1 (Development in the Green Belt) ~~and GB2~~*

~~(Development in Settlements “Washed Over” by the Green Belt) are able to deliver this objective on a City-wide scale in the short, medium and long term. In light of this, the policy has Policies GB1 and GB2 have been appraised as having significant positive effects upon SA Objectives 14 (Historic Environment) and 15 (Natural and Built Landscape). Policy GB3 which identifies the criteria for the reuse of buildings outside of settlement limits within the Green Belt has been appraised as having a minor positive effect against this objective.”~~

Paragraph 6.6.46 – “...Restrictions on built development will constrain locations for housing development (although Policy GB24 does identify that the development of limited affordable housing on exception sites may be permissible) and may constrain commercial development formation or expansion...”

- 3.7.24 The proposed PMM changes to the Publication Draft Local Plan also include a number of changes to the Inner Green Belt Boundary informed by a Green Belt Topic Paper Addendum. The proposed changes have been reviewed (see **Appendix B**) and those considered significant have been assessed (see **Section 3.6**). There are considered to be no implications for the Green Belt thematic policies of the draft Local Plan.

Climate Change

- 3.7.25 Changes are proposed to the wording of CC1: Renewable and Low Carbon Energy Generation Storage, CC2: Sustainable Design and Construction of New Development and CC3: District Heating and Combined Heat and Power Networks, including in the case of CC3 a revised title, ‘Decentralised Energy Networks’. Updates to the appraisal in light of the proposed changes are set out in **Appendix H**. Following changes to wording of Policy CC1 neutral effects were found in relation housing (SA Objective 1) and access to services (SA Objective 5). Minor positive effects for these objectives were previously assessed in the Publication Draft SA Report (2018). There are no changes to the cumulative score for the policies as a whole. No changes to the appraisal scoring in relation to the proposed to CC2 and CC3 have been identified but changes to the supporting commentary have been made. Additionally, the following amendments to the wording of the SA Report (2018) are proposed:

Paragraph 6.6.48 – “~~The policies are CC1: Renewable and Low Carbon Energy Generation and Storage, CC2: Sustainable Design and Construction of New Development and CC3: District Heating and Combined Heat and Power~~ Decentralised Energy Networks. Policy CC1 identifies that the generation of renewable and low carbon energy will be supported within the context of sustainable development and responding ~~the~~ to climate change. ~~Furthermore new development will be required to incorporate renewable and low carbon sources of energy and energy efficiency whilst proposals for the strategic sites will be required to be accompanied by Energy Masterplans to ensure that the most appropriate technologies are employed.~~”

Paragraph 6.6.50 – “...These significant positive effects arise from the potential to help contribute to achieving the Council’s net zero aspirations carbon reduction targets of 40% by 2020 and 80% by 2050, as set out within the Climate Change Framework for York...”

Paragraph 6.6.51 – “... The requirement for new non-residential buildings over 1,000m² to achieve BREEAM ‘excellent’ where feasible and viable will ensure that all new qualifying developments have considered aspects of sustainable location...”

- 3.7.26 There are no further changes required to the Publication Draft SA Report (2018).

Environmental Quality and Flood Risk

- 3.7.27 The proposed changes include new policy wording for ENV1: Air Quality. There are also proposed changes to the wording of policies ENV2: Managing Environmental Quality, ENV3: Land Contamination and ENV4: Flood Risk. The new policy wording for ENV1 has been appraised whilst the appraisal of policies ENV2-ENV4 has been reviewed in light of the proposed changes to the policy wording. No changes to the appraisal scoring were identified although some minor changes to the commentary were identified as outlined in **Appendix H**. The text of the Publication Draft SA Report (2018) is also amended as follows:

Paragraph 6.5.53 - *“Policy ENV2 seeks to control development which would result in unacceptable harm to the amenities of existing and future occupants by not allowing this to be permitted and existing communities being subject to significant adverse environmental impacts such as noise, vibration, odour, emissions/fumes, dust and light which resultant benefits on air quality.”*

Paragraph 6.6.55 - *“In accordance with the NPPF, Policy ENV4 requires an assessment of flood risk for development proposals on sites in Flood Zone 1 larger than 1ha; in Flood Zone 1 where development could be affected by flooding from sources other than rivers and the sea; in Flood Zones 2 and 3; and where development or change of use to a more vulnerable use may be subject to other sources of flooding on sites over 1 hectare or in flood zone 2, 3a, 3a(i) and 3b, the policy also requires a flood risk assessment to be submitted with any planning application where flood risk is an issue.”*

- 3.7.28 There are no further changes required to the Publication Draft SA Report (2018).

Transport and Communications

- 3.7.29 The MMs have been reviewed (see **Appendix A**) and those that are considered significant are set out in **Table 3.1**. The proposed changes include changes to the wording of policies T2: Strategic Public Transport Improvements, T4: Strategic Highway Network Capacity Improvements, T5: Strategic Cycle and Pedestrian Network Links and Improvements and T6: Development at or Near Public Transport Corridors, Interchanges and Facilities. The appraisal of the policies was reviewed. No changes to the appraisal were identified although some minor changes to the commentary were identified as outlined in **Appendix H**. However, the text of the Publication Draft SA Report (2018) is amended as follows:

Paragraph 6.6.61: *“City of York’s strategic transport model predicts that the volume of traffic on the highway network overall could increase by approximately 15% (an extra 6,500 vehicle trips in each peak) by 2033 ~~20% (an extra 7,000 vehicle trips in each peak) by the end of the local plan period~~ and if not mitigated could lead to significant increases in congestion and delay.”*

- 3.7.30 There are no further changes required to the Publication Draft SA Report (2018).

Delivery and Monitoring

- 3.7.31 The MMs considered significant for the purposes of SA is summarised in **Table 3.1**. The SA for this section of the Local Plan has been reviewed. No changes to the scoring in the Publication Draft SA Report (2018) have been identified but a minor change to the summary text for the appraisal is outlined in **Appendix H**. There are no further changes required to the Publication Draft SA Report (2018).

3.8 Cumulative, synergistic and indirect effects

3.8.1 Section 6.7 of the Publication Draft SA Report (2018) outlined the total effects of the plan policies. The effects were re-appraised in the SA Report Addenda (April 2018, June 2019 and May 2021) following a number of proposed changes linked to the housing evidence and HRA. Following the appraisal set out above, the cumulative effects table has been reviewed (see **Table 3.6**) although no further changes beyond those identified in previous addenda have been identified.

3.8.2 The changes identified in the SA Report (2018) cumulative scoring are linked to the housing requirement meeting the identified need (reflected in the significant positive scoring for the Spatial Strategy and Housing policy sections overall), the removal of uncertain score for biodiversity (SA Objective 8) for the Economy and Retail section policies, and to the appraisal of Policy GI2a. The changes to the Green Infrastructure section scoring reflect the finding of negative effects on housing (SA Objective 1) and mix of positive and negative on economy (SA Objective 4) in the overall score for the policy section, with some uncertainty. No changes to the overall appraisal of other sections of the draft Local Plan against the SA Objectives have been identified.

3.8.3 **Paragraph 6.7.3 of the Publication Draft SA Report (Feb 2018)** should be amended to read:

“Significant positive effects are expected in respect of the following topic areas: housing (SA Objective 1); health (SA Objective 2); education (SA Objective 3); economy (SA Objective 4); equality and accessibility (SA Objective 5); transport (SA Objective 6); climate change (SA Objective 7); cultural heritage (SA Objective 14); and landscape (SA Objective 15). A mix of significant positive and minor negative effects are expected for housing (SA Objective 1).”

3.8.4 **Paragraph 6.7.6** should be deleted:

“Additionally, negative effects for housing (SA Objective 1) relate to the housing requirement in the Spatial Strategy and Housing chapter not meeting the full need (inclusive of market signals) identified in the SHMA update 2017. However, the presence and extent of such effects would depend on the delivery of housing through the plan period.”

3.8.5 **Paragraph 6.7.14)** should be amended to read:

“Groups of sites have also been allocated towards the outskirts of the city and in the surrounding villages. ~~The larger of these include an area south of Strensall (H59, E18, ST35) totalling some 620 new homes and 13,000m² of employment land. Additionally~~ To the east of the city are ST4 and ST27 totalling 211 houses and 21,500m² of employment floorspace. There are also a smaller outlying groups of sites at Elvington (H39 and E9) and Dunnington (H31 and E10). In addition to the cumulative effects already highlighted above, these locations on the edge of the city may particularly result in wider cumulative effects on the rural setting of the York as well as negative effects on landscape and local views.”

3.8.6 **Paragraph 6.7.15** should be amended as follows:

“Clusters of sites are also present within the city centre, one of which comprises housing sites H1, H7, ~~H22, H23, H55~~, student housing site SH1 plus mixed use site ST5. This cluster would deliver approximately ~~2,200~~ 2,175 new houses in the city centre (and potentially up to ~~3,000~~ 3,380 with full delivery of ST5 York Central site) and 100,000 m² of employment floorspace....”

Table 3.6 Updated results of the cumulative effects assessment

SA Objective	Policy Chapters														Cumulative effect of the draft policies	Commentary on cumulative effects (including secondary and synergistic effects)
	Vision and Development Principles	Spatial Strategy	Economy and Retail	Housing	Health and Wellbeing	Education	Placemaking, Heritage, Design and Culture	Green Infrastructure	Managing Appropriate Development in the Green Belt	Climate Change	Environmental Quality and Flood Risk	Waste and Minerals	Transport and Communication	Delivery and Monitoring		
1. Housing	++	++/-	+	++/-	++	++	+	+/-/?	0	+	+	0	0	+	++/-	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective.
2. Health	++	++	+	++	++	++	+	++	+	+	++	+	++	+	++	It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective. Care must be taken to ensure delivery of facilities in the most appropriate places and the accessibility of urban extensions.
3. Education	+	++	+	0	0	++	0	+	0	0	0	0	+	+	++	It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.
4. Economy	+	++	++	+	0	++	0	+/-/?	0	++	0	+	+	+	++	It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.
5. Equality	++	++	++	++	++	+	+	++	+/?	+	+	0	+	+	++	It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

SA Objective	Policy Chapters														Cumulative effect of the draft policies	Commentary on cumulative effects (including secondary and synergistic effects)
	Vision and Development Principles	Spatial Strategy	Economy and Retail	Housing	Health and Wellbeing	Education	Placemaking, Heritage, Design and Culture	Green Infrastructure	Managing Appropriate Development in the Green Belt	Climate Change	Environmental Quality and Flood Risk	Waste and Minerals	Transport and Communication	Delivery and Monitoring		
6. Transport	++	++/-	++	+	+	++	++	++	+	0	0	+	++	+	++	<p>It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.</p> <p>However, further development in key locations would generate more traffic which could lead to congestion, particularly within the urban area.</p>
7. Climate Change	++	+/-	+/-	0/-	+	+	0	++	+	++	++	+	++	+/-	++/-	<p>It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective. This reflects the policy intent of the draft Local Plan to reduce greenhouse gas emissions (including through locating development in accessible locations that reduce the need to travel, sustainable design, renewable energy generation and the promotion of alternative modes of travel to the car) but that fact that 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.</p>

SA Objective	Policy Chapters														Cumulative effect of the draft policies	Commentary on cumulative effects (including secondary and synergistic effects)
	Vision and Development Principles	Spatial Strategy	Economy and Retail	Housing	Health and Wellbeing	Education	Placemaking, Heritage, Design and Culture	Green Infrastructure	Managing Appropriate Development in the Green Belt	Climate Change	Environmental Quality and Flood Risk	Waste and Minerals	Transport and Communication	Delivery and Monitoring		
8. Biodiversity	++	+/-?	0	0	+	+	++	++	+	0	+	++	0	+	+/-	It is anticipated that the policies of the draft Local Plan would have a mix of positive and negative effects on the achievement of the SA objective, although there is some uncertainty surrounding the effects of development on biodiversity which will be dependent to an extent on the nature of detailed proposals and the outcome of site specific investigation.
9. Land Use	+	+/-	+	+/-	+	+/?	0	++	+	0	++	+	+	+	+/-	It is anticipated that the policies of the draft Local Plan would have a mixed positive and negative effect on this SA objective. Whilst the policies within the Plan encourage the reuse of previously developed (brownfield) land, development will result in the loss of greenfield land, including 'best and versatile' agricultural land.
10. Water	+	+	0	0	0	?	0	+	0	+	++	0	0	+	+	It is anticipated that the policies of the draft Local Plan would have a positive effect on the achievement of the SA objective.
11. Waste	+	+/-	+	+/-	0	?	+	0	0	+	0	++	0	+	+/-	It is anticipated that the policies of the draft Local Plan would have a mixed positive and negative effect on the achievement of the SA objective.

SA Objective	Policy Chapters														Cumulative effect of the draft policies	Commentary on cumulative effects (including secondary and synergistic effects)
	Vision and Development Principles	Spatial Strategy	Economy and Retail	Housing	Health and Wellbeing	Education	Placemaking, Heritage, Design and Culture	Green Infrastructure	Managing Appropriate Development in the Green Belt	Climate Change	Environmental Quality and Flood Risk	Waste and Minerals	Transport and Communication	Delivery and Monitoring		
12. Air Quality	+	+/-	-	-	+	+	0	++	0	+	++	+	++	+/-	+/-	<p>It is anticipated that the policies of the draft Local Plan would have a mixed positive and negative effect on this SA objective.</p> <p>Whilst draft Local Plan policies will help to minimise air quality impacts arising from new development (including through locating development in accessible locations that reduce the need to travel, transport infrastructure improvements and the promotion of alternative modes of travel to the car), development would have negative effects on this objective resulting from the associated increase in vehicle use. This may be exacerbated in the City where some areas already have air quality issues.</p>
13. Flood Risk	++	0/?	0	0	0	0	+	++	+	0	++	+	0	+	+	<p>It is anticipated that the policies of the draft Local Plan would have a positive effect overall on the achievement of the SA objective.</p>
14. Cultural Heritage	++	++/-	?	+	+	+	++	++	++	0	+	+	++	+	++	<p>It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.</p>

SA Objective	Policy Chapters														Cumulative effect of the draft policies	Commentary on cumulative effects (including secondary and synergistic effects)
	Vision and Development Principles	Spatial Strategy	Economy and Retail	Housing	Health and Wellbeing	Education	Placemaking, Heritage, Design and Culture	Green Infrastructure	Managing Appropriate Development in the Green Belt	Climate Change	Environmental Quality and Flood Risk	Waste and Minerals	Transport and Communication	Delivery and Monitoring		
15. Landscape	++	++/-	?	+/?	0	+	++	++	++	0	+	+	++	0	++	It is anticipated that the policies of the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

4. Conclusion, monitoring and next steps

4.1 Conclusion

- 4.1.1 This addendum to the Publication Draft SA Report (2018) has presented the findings of the appraisal of the proposed modifications (comprising the Main Modifications, Policy Map Modifications and Additional Modifications) to the Publication Draft Local Plan (2018) submitted for examination in May 2018. The Report has appraised the proposed new policy (GI12a), the wholly replaced policies (SS22, ED1, ED2, ED3, GB1 and ENV1), the extension adjacent to site ST15, and the various other changes to draft policy wording.
- 4.1.2 The proposed changes to the Publication Draft Local Plan include the deletion of Policy SS19: Queen Elizabeth Barracks, Strensall and allocations ST35 and H59 in response to HRA evidence confirmed in the HRA Report (2020). In addition, a new policy – Policy GI2a: Strensall Common Special Area of Conservation (SAC) – is also proposed for inclusion in the Plan. Changes are also proposed to policies SS9: Land East of Metcalfe Lane (site ST7), SS10: Land North of Monks Cross (ST8), SS11: Land North of Haxby (ST9) and SS12: Land West of Wigginton Road (ST14), which incorporate wording regarding provision of a site wide recreation and open space strategies to address recreation pressures on Strensall Common SAC. These proposed changes will mean that adverse effects on Strensall Common SAC will be avoided. Furthermore, the HRA (2020) has confirmed that site E18 would not have an adverse effect on the integrity of Strensall Common SAC following appropriate assessment.
- 4.1.3 The proposed changes also include the integration of specific wording in Policy SS18: Station yard, Wheldrake (site ST33) in relation to the provision of mitigation related to recreational disturbance on the Lower Derwent Valley SPA/Ramsar/SSSI. Policy SS13: Land at Elvington Lane (site ST15) was also re-appraised as result of evidence in the HRA. The uncertainties identified in the Publication Draft SA Report (2018) are therefore be removed as mitigation will ensure that there is no adverse effect on integrity of the Lower Derwent SPA.
- 4.1.4 Therefore, the uncertainties identified for the effects on European sites in the Publication Draft SA Report (2018) can be removed and any significant effects identified for the associated sites in relation to biodiversity (SA Objective 8) are able to be mitigated through the policy wording as proposed to be changed.
- 4.1.5 Changes to the cumulative appraisal have been identified for housing (SA Objective 1) in relation to the housing requirement proposed (822dpa). It was identified that the spatial strategy and housing policies will have significant positive effects on housing due to the policies meeting the identified latest housing needs evidence. The minor negative effects found at the Publication Draft SA Report (2018) have been removed.
- 4.1.6 Changes to the cumulative appraisal have also been identified for housing (SA Objective 1) and the economy (SA Objective 4) in light of the appraisal of proposed Policy GI2a. It was identified that the Green Infrastructure section will have mixed minor positive and negative effects, with uncertainty, on these SA Objectives due to the impact on housing development and associated economic effects.

4.2 Monitoring

- 4.2.1 It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. Indicative proposed monitoring indicators were identified in Appendix L of the Publication Draft SA Report (2018). The AMs include the addition of a new monitoring indicator regarding designated conservation sites (“Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC”) which has been reflected in the updated indicative monitoring framework (**Appendix J**). The monitoring framework will be confirmed in the Post Adoption Statement following the close of the examination.

4.3 Next steps

- 4.3.1 This Addendum to the SA Report is a supporting document to the consultation on the City of York Local Plan Proposed Modifications. The Council is undertaking a 6-week consultation on the Proposed Modifications. Comments are invited on the findings and recommendations of this report. The consultation runs from **13th February 2023 to 27th March 2023**.

- 4.3.2 Please note: **The consultation is only related to the content of the Modifications (soundness) and how they have been prepared (legal compliance). Other parts of the plan will not be considered.**

- 4.3.3 If you wish to make comments, you must do so in writing. Comments can be submitted to the Council using one of the following methods:

- online response form at www.york.gov.uk/localplanmods;
- return the representation form or submit written comments by post to: Strategic Planning Policy Team, West Offices, Station Rise, York, YO1 6GA;
- return representation form or submit written comments by email to: localplan@york.gov.uk.

Please quote the relevant main modification reference, policy, or paragraph to which your response relates.

- 4.3.4 Following the close of the consultation, all duly made comments will be passed to the Inspectors and will be considered prior to the publication of the Inspectors’ final report on the examination of the City of York Local Plan. The final report will include recommendations regarding any changes that are considered necessary to make the Local Plan sound.
- 4.3.5 Following adoption of the Local Plan, a Post Adoption Statement will be completed, consistent with the requirements of SEA regulation 16(4).

Appendix A: Screening of Main Modifications

The following schedule sets out the screening of the proposed Main Modifications (MMs) for Sustainability Appraisal (SA) implications. The plan location refers to the Local Plan Publication Draft (February 2018). The MMs in this schedule supersede those contained in the SA Report Addendum (June 2019) Appendix A and SA Report Addendum (May 2021) Appendix A. Proposed modifications are **highlighted**. Text that is proposed to be deleted is struck through (~~example~~) and additions are shown underlined.

Table A0.1 Section 2 – Vision

SECTION 2: VISION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM2.1 Paragraph 2.5	This will require the provision of sufficient land for minimum average annual net provision of 822 dwellings over the plan period to 2032/33 867 dwellings per annum and will include...	To reference the modified housing requirement figure as discussed in phase 2 hearings (matter 2).	Yes. The proposed change specifically references the proposed change in the requirement. The proposed change in housing requirement was previously appraised in the SA Report Addendum (June 2021). It is therefore considered that sustainability effects of this requirement figure (and alternatives) have been considered previously. However, this SA Report Addendum should reflect the 2021 findings. See consideration under MM3.1 .
MM2.2 Policy DP2: Sustainable Development	iii. Development will help Conserve, Maintain and Enhance the Environment through: ... <ul style="list-style-type: none"> Maintaining the natural geomorphology of watercourse, water quality and the ecological value of the water environment including in the River Ouse, River Derwent and River Foss water corridors; Ensuring that there is no deterioration in the status of any surface or ground water body; 	To reflect the requirements of the Water Directive Framework as agreed in Statement of Common Ground with the Environment Agency (EX/SoCG/4).	Yes. The proposed change provides additional policy principles to support effective management of the water environment and achievement of WFD objectives. The SA of Policy DP2 should be reviewed in light of the changes.

SECTION 2: VISION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> Making positive progress towards achieving 'good' status or higher in surface and groundwater bodies, in line with the Water Framework Directive; remediation of polluted land/groundwater or the protection of groundwater; <p>...</p>		
MM2.3 Policy DP2: Sustainable Development	<ul style="list-style-type: none"> Mitigate and adapt to climate change through designing new communities and buildings, transport networks and services that support each community to be energy and resource efficient and reduce carbon emissions. 	To make explicit the Plan's contribution to, and requirement for the mitigation of, and adaptation to, climate change in accordance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004.	Yes. The policy makes explicit reference to climate change mitigation and adaptation. The SA of Policy DP2 should be reviewed in light of the changes.
MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b	<p>2.19a The Water Framework Directive (WFD) establishes a legislative framework for the protection of surface waters (including rivers, lakes and coastal waters) and ground waters.</p> <p>2.19b The Water Environment (WFD)(E&W) Regulations 2017 place a duty on each public body, including Local Planning Authorities to 'have regard to' River Basin Management Plans (RBMP), and so the City of York Council must ensure that new development is compliant with the requirements of the WFD and Humber RBMP. York's water resources are a crucial part of the district's environment which provide important wildlife habitats and encourage biodiversity, provide opportunities for recreation and</p>	To reflect the requirements of the Water Directive Framework as agreed in Statement of Common Ground with the Environment Agency(EX/SoCG/4).	No. The proposed modification is to explanatory text. The proposed modification is not considered to have implications for SA.

SECTION 2: VISION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>form an important element to alleviate flood risk to the city. Many of York's watercourses have been physically changed over time for example by land drainage, culverting or being run through artificial channels, which can reduce their amenity value and harm their ecology. Opportunities to re-naturalise watercourses should be supported, for example by removing existing artificial engineering works. Any new physical changes to watercourses in the district should be avoided unless there are compelling grounds for doing so and all alternative options have been considered.</p>		
<p>MM2.5 Policy DP4: Approach to Development Management</p>	<p>Policy DP4 and explanation at paragraph 2.21 deleted.</p>	<p>Notwithstanding the transition arrangements, the NPPF section of DP4 is inconsistent with the latest NPPF (2021) which will technically apply to planning applications. For clarity and effectiveness, the policy is therefore to be deleted.</p>	<p>Yes. Although the deletion has no significance in terms of the SA findings, the SA should be updated to reflect the deletion of the policy.</p>

Table A0.2 Section 3 – Spatial Strategy

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.1 Policy SS1: Delivering Sustainable Growth for York	<p>Policy SS1: Delivering Sustainable Growth for York</p> <p>Development during the plan period (2017 - 2032/33) will be consistent with the priorities below. <u>To ensure Green Belt permanence beyond the plan period, sufficient land is allocated for development to meet a further, minimum, period of 5 years to 2038.</u></p> <ul style="list-style-type: none"> Provide sufficient land to accommodate an annual provision of around 650 new jobs that will support sustainable economic growth, improve prosperity and ensure that York fulfils its role as a key economic driver within both the Leeds City Region and the York, North Yorkshire and East Riding Local Enterprise Partnership area. Deliver a minimum <u>average</u> annual <u>net</u> provision of <u>867 new 822 dwellings</u> over the plan period to 2032/33 and post plan period to 2037/38 <u>that will support an overall housing requirement of at least 13,152 new homes.</u> This will enable the building of strong, sustainable communities through addressing the housing and community needs of York's current and future population. <u>Deliver 15 new permanent pitches for Gypsies and Travellers and 4 permanent plots for Showpeople (as defined by Planning Policy for Traveller Sites) over the plan period. Whilst the needs of Gypsies,</u> 	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Modifications to the list of priorities make clear the approach to securing Green Belt permanence; the plan's overall housing requirement (including affordable housing); the Council's target for meeting affordable housing need; and, the plan's provision for Gypsies, Travellers and Travelling Showpeople. These matters were discussed during phase 2 and 3 hearings.</p>	<p>Plan period</p> <p>Yes. The proposed change clarifies the plan period and the provision of additional land to ensure Green Belt permanence to 2038. Although the clarification does not change the plan period or approach to Green Belt in itself, the SA should be reviewed to ensure that the plan period is clear. This was reviewed in the SA report Addendum (May 2021) and this should be reviewed for any further implications.</p> <p>Housing requirement</p> <p>Yes. The proposed change includes a change in housing requirement (from 867</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs the Plan makes provision for 25 permanent pitches for Gypsies and Travellers who do not meet the definition.</p> <ul style="list-style-type: none"> Deliver at least 45% of the 9,396 affordable dwellings that are needed to meet the needs of residents unable to compete on the open market <p>The location of development through the plan will be guided by the following five spatial principles.</p> <ul style="list-style-type: none"> Conserving and enhancing York's historic and natural environment. This includes the city's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function. Prioritise making the best use of previously developed land. Directing development to the most sustainable locations, Ensuring accessibility to sustainable modes of transport and a range of services. Preventing unacceptable levels of congestion, pollution and/or air quality. Ensuring flood risk is appropriately managed. Where viable and deliverable, the re-use of previously developed land will be phased first 	<p>Figures updated to reflect latest evidence in the Gypsy and Traveller Accommodation Assessment 2022.</p> <p>Basis for the affordable housing target set out in EX/CYC/107/2).</p> <p>Modification to spatial principles respond to matters discussed during phase 1, recognising that it is unreasonable to require brownfield redevelopment to come forward first.</p>	<p>dwellings per annum to 822). In the May 2021 SA Report Addendum the change of housing requirement to 822 dpa was appraised. (Please note that the figure includes the annualised shortfall (32dpa) within the proposed requirement. This is in addition to the 790 dwellings per annum which was previously proposed as a modification in Publication Plan in the Addendum June 2019 (Appendix B)).</p> <p>It is therefore considered that sustainability effects of this requirement figure (an alternatives) have been considered previously.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	York City Centre, as defined on the Proposals Policies Map, will remain the focus for main town centre uses ¹ .		<p>However, this SA Report Addendum should reflect the 2021 findings.</p> <p>The inclusion of specific affordable housing reference should be appraised.</p> <p>Gypsies and Travellers</p> <p>Yes. The proposed change integrates reference to the requirement to meet the needs of Gypsies and Travellers and changes the identified requirements. Although SS1 had previously been re-appraised in light of changes considered in the SA Report Addendum (May 2021) the requirements have changed and need to be appraised.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			<p>Previously developed land and sustainable locations</p> <p>Yes. The 2021 SA Report Addendum appraised the proposed changes to the wording in Appendix D. The sustainability appraisal implications have therefore been considered but this should be reviewed.</p>
<p>MM3.2 Policy SS1explanation – new paragraphs</p>	<p>3.1a The Plan's strategic policies set out an overall strategy for the pattern, scale and quality of development over the Plan period.</p> <p>3.1b The Plan focusses on identifying sufficient land to meet housing and economic growth (spatial drivers) in a pattern of development aligned to the factors which shape growth (spatial shapers) set out in SS1. Development is directed to the most sustainable locations, making as much use as possible of suitable previously developed land (with some release of green belt land). As is set out in SS1, sustainable growth for York emphasises conserving and enhancing York's historic environment. The scale and pattern of development</p>	<p>New text associated with MM3.1, MM3.3 and MM3.4</p>	<p>No. The Proposed Modification is change to explanatory text and not considered to have implications for SA.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>is guided by the need to safeguard a number of key elements identified as contributing to the special character and setting of the historic City. These include the City's size and compact nature, the perception of York being a free-standing historic city set within a rural hinterland, key views towards the City from the ring road and the relationship of the City to its surrounding settlements.</p> <p>3.1c Development is focussed on the main urban area of York and in new free-standing settlements with some urban and village extensions. The development strategy limits the amount of growth proposed around the periphery of the built-up area of York. While new settlements will clearly affect the openness of green belt in those locations, their impact is considered to be less harmful to the elements which contribute to the special character and setting of York. Their size and location has taken into account the potential impact on those elements, and on the identify and rural setting of neighbouring villages.</p> <p>3.1d There will also be opportunities for rural exception sites, these small scale developments provide affordable homes in locations where new homes would not usually be appropriate.</p>		

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>3.1e The proposed distribution of development identified in the Plan's allocations and deliverable unimplemented consents is described in the following table (Table 1). The anticipated pattern of development as identified in the Plan's strategic allocations is shown on the Key Diagram.</p>		
<p>MM3.3 Policy SS1 Explanation – Key Diagram</p>	<p><u>KEY DIAGRAM</u> 2018</p>	<p>To clarify range of sites delivered within the Spatial Strategy and to be consistent with the recommendations of the HRA (2020)</p> <p>Key diagram amendments to clarify strategic allocations and their locations in line with the spatial strategy and the removal of ST35]</p>	<p>No. The proposed modification provides diagrammatic clarification of changes previously appraised in the June 2019 SA Report Addendum. The change is not considered to have implications for SA.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Key Diagram</p> <p>Legend:</p> <ul style="list-style-type: none"> York's main built up areas General extent of the proposed Green Belt City Centre District Centres Strategic Sites <ul style="list-style-type: none"> ST1 - British Sugar/Manor School ST2 - Civil Service Sports Ground ST4 - Land Adjacent to Hull Road ST5 - York Central ST7 - Land East of Metcalfe Lane ST8 - Land North of Monks Cross ST9 - Land North of Haxby ST14 - Land West of Wigginton Road ST15 - Land West of Elvington Lane ST16 - Terry's Extension Sites ST17 - Nestle South ST19 - Land at Northminster Business Park ST20 - Castle Gateway ST26 - Land South of Airfield Business Park, Elvington ST27 - University of York Expansion ST31 - Land at Tadcaster Road, Copmanthorpe ST32 - Hungate ST33 - Station Yard, Wheldrake ST35 - Queen Elizabeth Barracks, Strensall ST36 - Imphal Barracks, Fufford Road ST37 - Whitehall Grange, Wigginton Road Rivers Main Rail Network/Stations Main Road Network <p>The Key Diagram is for illustrative purposes only, showing Strategic Sites, and the general extent of York's Green Belt. For more detail and other sites (including housing and employment), allocations and</p>		
	Proposed modification		

SECTION 3: SPATIAL STRATEGY							
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?				
	<p>Key Diagram</p> <p>Legend:</p> <ul style="list-style-type: none"> York's main urban area General extent of Green Belt Rivers Main rail network / stations Main road network New A64 junction District Centres City Centre <p>Strategic Site Allocations</p> <ul style="list-style-type: none"> New Settlement / Garden Village Residential urban extension Residential urban development Residential village extension Employment site Mixed use urban site Area of Opportunity (ST20) <p>ST1 - British Sugar / Manor School ST2 - Civil Service Sports Ground ST4 - Land Adjacent to Hull Road ST5 - York Central ST7 - Land to the East of Metcalfe Lane ST8 - North of Monks Cross ST9 - North of Hasby ST14 - West of Wigginton Lane ST15 - West of Elvington Lane ST16 - Terry's Extension Sites ST17 - Nestle South ST19 - Land at Northminster Business Park ST20 - Castle Gateway ST26 - South of Airfield Business Park, Elvington ST27 - University of York Expansion ST31 - Land at Tedcaster Road, Copmanthorpe ST32 - Hungate ST33 - Station Yard, Wheldrake ST35 - Queen Elizabeth Barracks, Strensall ST36 - Imperial Barracks, Fulford Road ST37 - Whitehall Grange</p> <p>The Key Diagram is for illustrative purposes only showing the spatial strategy and the general extent of York's Green Belt. For more detail and other land use allocations and designations, including housing and employment sites, please see the Policies Map.</p>						
<p>MM3.4 Policy SS1 Explanation – Table 1a and 1b (housing</p>	<p>Table 1a Sources of supply over the Plan period 2017-2032/33</p> <table border="1"> <tr> <td>Total Target (requirement)*</td> <td>13,152</td> </tr> <tr> <td>Net Completions (2017 – 2022)</td> <td>3,767</td> </tr> </table>	Total Target (requirement)*	13,152	Net Completions (2017 – 2022)	3,767	<p>To provide clarity on the housing supply and distribution, reflecting EX/CYC/76 and 76a,</p>	<p>Yes. These are consequential changes to the explanatory text to reflect changes to housing requirement, plan period and Gypsy & Traveller</p>
Total Target (requirement)*	13,152						
Net Completions (2017 – 2022)	3,767						

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
supply and distribution)	<u>Commitments (extant permissions at 1st April 2022)</u>	<u>2,149</u>	EX/CYC/86, EX/CYC/88 and EX/CYC/107-1. provision within Policy SS1. Please see consideration of MM3.2 above.
	<u>Strategic Housing Allocations (ST sites)</u>	<u>8,160</u>	
	<u>Housing Allocations (H sites)</u>	<u>1,733</u>	
	<u>Windfall allowance (from 2025/26 @199 dpa)</u>	<u>1,592</u>	
	<u>Total</u>	<u>17,401</u>	
	<u>*Requirement = annual requirement (822dpa) x 16 years. Includes housing requirement for Gypsies and Travellers who do not meet the Planning definition.</u>		
	<u>Defined Gypsy and Traveller housing requirement (Gypsies/Travelling Showpeople)</u>	<u>18 (15/3)</u>	
	<u>Site allocations</u>	<u>18 (15/3)</u>	
	<u>Total</u>	<u>18</u>	
	<u>Informed by our spatial development strategy, the anticipated distribution of allocated sites is reflected in Table 1b below.</u>		

SECTION 3: SPATIAL STRATEGY																											
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?																								
	<p>Table 1b: Spatial Strategy: Distribution of Housing allocations</p> <table border="1"> <thead> <tr> <th>Spatial Locations*</th> <th>Residential Strategic Allocations (ST sites)</th> <th>Housing Allocations (H sites)</th> <th>Total Homes**</th> </tr> </thead> <tbody> <tr> <td>Residential urban development</td> <td>6155</td> <td>1501</td> <td>7656</td> </tr> <tr> <td>Residential urban extensions</td> <td>1705</td> <td>0</td> <td>1705</td> </tr> <tr> <td>Residential village extensions</td> <td>305</td> <td>232</td> <td>537</td> </tr> <tr> <td>New Settlements/ Garden Villages</td> <td>5532</td> <td>0</td> <td>5,532</td> </tr> <tr> <td>Total</td> <td>13,697</td> <td>1,733</td> <td>15,430</td> </tr> </tbody> </table> <p>*Note: in the first instance, provision is made within larger allocations for those Gypsies and Travellers not meeting the Planning definition. Alternative provision in line with policy H5 may alter the overall stated spatial distribution.</p>	Spatial Locations*	Residential Strategic Allocations (ST sites)	Housing Allocations (H sites)	Total Homes**	Residential urban development	6155	1501	7656	Residential urban extensions	1705	0	1705	Residential village extensions	305	232	537	New Settlements/ Garden Villages	5532	0	5,532	Total	13,697	1,733	15,430		
Spatial Locations*	Residential Strategic Allocations (ST sites)	Housing Allocations (H sites)	Total Homes**																								
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SECTION 3: SPATIAL STRATEGY			
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	<p>** Note: the figures in Table 1b include delivery of whole allocations which may extend beyond 2032/33 and for a minimum of 5 years to define a permanent Green Belt.</p>		
<p>MM3.5 Policy SS1 Explanation – paragraph 3.3</p>	<p><u>Housing Growth</u></p> <p>3.3 Technical work has been carried out by GL Hearn in the Strategic Housing Market Assessment Update (2017). This work has updated the demographic baseline for York based on the July 2016 household projections. to 867 per annum. Following consideration of the outcomes of this work, the Council aims to meet address an objectively assessed housing need of 867 new dwellings 790 homes per annum for the plan period to 2032/33. This produces a housing requirement amounting to a minimum average annual net provision of 822 dwellings over the plan period to 2032/33, including an allowance for any a shortfall in housing provision against this need from the period 2012 to 2017, and for the post plan period to 2037/38.</p> <p>Evidence suggests that there is a need for 9,396 affordable homes in York between 2017-2033. To help meet this need it is important that a reasonable, but viable, proportion of all new housing developments are affordable.</p> <p>Policies H7 and H10 set out the Plan’s policy approach to this, and at least 2,360 affordable homes are expected to be delivered within the plan period through the operation of these policies. Combined with recorded completions (to 1st April 2022), other sources of forecast supply on windfall sites and known provision secured through the Council’s Housing Delivery Programme, it is</p>	<p>Additional explanation of the approach to meeting housing needs as evidenced during phase 2 and phase 3 hearings (and evidenced in EX/CYC/43a and EX/CYC/107/2).</p>	<p>Yes. These are consequential changes to the explanatory text to reflect changes to housing requirement, plan period and affordable within Policy SS1. Please see consideration of MM3.2 above.</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>estimated that around 3,265 affordable homes will be delivered in the plan period.</p> <p>To help increase the proportion of need being met to more than 35%, the Council has set a target of providing at least 45% of its affordable housing need. Through its annual monitoring (in accordance with the delivery and monitoring framework at table 15.2), the Council will review progress on meeting the target and take appropriate action and intervention should delivery rates fall short.</p>		
<p>MM3.6 Policy SS2: The Role of York's Green Belt</p>	<p>...</p> <p>The general extent of the Green Belt is shown on the Key Diagram. Detailed Green Belt boundaries are shown on the proposals policies map. follow readily recognisable physical features that are likely to endure such as streams, hedgerows and highways.</p> <p>To ensure that there is a degree of permanence beyond the plan period sufficient land is allocated for development to meet the needs identified in the plan and for a further minimum period of five years to 2038.</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification deletes information on the approach to detailed Green Belt. This is not considered significant for the purposes of SA.
<p>MM3.7 Policy SS3: York City Centre</p>	<p>...</p> <p>Within the city centre, as defined on the Proposals Policies Map, the following development types are acceptable in principle:</p>	To align policy to use classes which came into force September 2020.	No. The change reflects changes to Town and County Planning Use Classes Order

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Retail (A4 E) – within the designated Primary Shopping Area (PSA). Outside of the PSA the sequential test and impact tests will apply in order to protect the vitality and viability of the city centre;</p> <p>Office (B1a E);</p> <p>Food and Drink (A3/A4/A5 E);</p> <p>...</p> <p>Finance and Professional Services (A2 E).</p> <p>As shown on the Proposals Policies Map, the following city centre sites have been allocated:</p> <p>ST32: Hungate (328 dwellings residential development);</p> <p>ST20: Castle Gateway (mixed use); and</p> <p>Elements of ST5: York Central falling within the city centre boundary (mixed use).</p> <p>The city centre will remain the focus for main town centre uses (unless identified on the Proposals Policies Map). Proposals for main town centre uses for non city centre locations will only be considered acceptable in accordance with Policy R1 where it can be demonstrated that they would not have a detrimental impact on the city centre’s vitality and viability and that the sustainable transport principles of the Plan can be met. Change of use of</p>		and are not substantive in SA terms.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>existing retail (use class E), office (Use Class E) Use Class A, B1(a) and town centre leisure, entertainment, and culture uses will be resisted.</p> <p>...</p> <p>York Minster Cathedral Precinct is approximately 8 hectares in size (as shown on the proposals Policies map).</p> <p>...</p>		
MM3.8 Policy SS4: York Central	York Central (ST5), as identified on the policies map, will enable the creation of a new piece of the city...	To make clear the location of York Central for effectiveness.	No. The Proposed Modification is presentational.
MM3.9 Policy SS4: York Central	The following mix of uses will be permitted within York Central: <ul style="list-style-type: none"> • Offices (B1a E); • Financial and Professional Services (A2 E); • Residential; • Hotels (C1) • Culture, leisure, tourism and niche/ancillary retail facilities; • Open space, high quality public realm and supporting social infrastructure; • Rail uses, and; 	<p>To align policy to use classes which came into force September 2020.</p> <p>To clarify that ancillary retail serving day to day needs does not require an impact assessment, in line with the requirements of Policy R1.</p>	Yes. The change refers to Town and County Planning Use Classes Order changes. However, an additional criterion relating ancillary retail is included. The appraisal should be reviewed for implications.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> Ancillary retail appropriate to serve the day to day needs of local residents and other site users, subject to a sequential assessment, and; Non-ancillary retail, subject to an impact and sequential assessment. 		
MM3.10 Policy SS4: York Central	Land within York Central is allocated for 1,700 – 2,500 dwellings, of which a minimum of 1,500 (around 950 dwellings will be delivered in the plan period), and approximately 100,000 sq m of Office (E B1a).	Replacing 'minimum' with 'around' and including 'approximately' to provide appropriate flexibility. Revision to 950 dwellings is for consistency with the latest housing trajectory. Reference to class E to reflect use class which came into force September 2020.	Yes. The proposed change references the likely delivery in the plan period. The SA should be reviewed.
MM3.11 Policy SS5; Castle Gateway	Castle Gateway (ST20) is allocated as an Area of Opportunity, as indicated on the Proposals Policies Map...	To correct the reference to the 'policies' map.	No. This presentational change ensures reference is made to Policies Map rather than Proposals Map.
MM3.12	...	Additional regeneration purpose in recognition of the	Yes. The Proposed Modification incorporates

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy SS5; Castle Gateway	<p>The purpose of the regeneration is to:</p> <ul style="list-style-type: none"> Radically enhance the setting of Clifford's Tower and other features within the Eye of York to recognise the significance of these historic assets and interpret their importance in York's history. Promote opportunities for the significance of other historic assets in the wider Castle Gateway area to be better revealed or enhanced. <p>...</p> <p>To achieve these aims development in the Castle Gateway will be delivered through the following:</p> <ul style="list-style-type: none"> Removing the Castle Car Park to create new public space and high quality development opportunities. Provision of a replacement car park within the Castle Gateway area. The addition of a new landmark River Foss pedestrian cycle bridge. Where possible, the opening up of both frontages of the River Foss with riverside walkways. Engagement with stakeholders in the development of masterplan and public realm proposals. Securing public realm, transport and infrastructure investment as a catalyst for wider social and economic improvement. Funding the implementation of public space, transport improvements and infrastructure through developer contributions and commercial uplift from development sites across the area. 	<p>historic assets in the wider area.</p> <p>Text deleted for clarity and effectiveness, recognising the matters are duplicated within the sub-area criteria. Text moved to explanation (paragraph 3.33A).</p>	<p>additional reference to the historic assets in the Castle Gateway area in place of specific guidance. The Policy appraisal should be reviewed for any implications for appraisal against SA Objective 14 (historic environment). The removal of text should be appraised for SA implications.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.13 Policy SS5; Castle Gateway	Development within the five Castle Gateway sub-areas will be permitted delivered having regard to the above regeneration objectives and in accordance with the following principles, as appropriate:	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012: Introduction to sub-area makes clear that, where appropriate, development should have regard to the broad regeneration objectives along with specific sub-area principles.	No. The Proposed Modification provides clarity in line with the NPPF.
MM3.14 Policy SS5 explanation – new paragraph	<p>3.33a To achieve these aims development in the Castle Gateway will be delivered through the following:</p> <ul style="list-style-type: none"> Removing the Castle Car Park to create new public space and high quality development opportunities. Provision of a replacement car park within the Castle Gateway area. The addition of a new landmark River Foss pedestrian cycle bridge. Where possible, the opening up of both frontages of the River Foss with riverside walkways. 	Text moved to explanation in accordance with MM3.12	No. The Proposed Modification is change to explanatory text and not considered to have implications for SA.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> Engagement with stakeholders in the development of masterplan and public realm proposals. Securing public realm, transport and infrastructure investment as a catalyst for wider social and economic improvement. <p>Funding the implementation of public space, transport improvements and infrastructure through developer contributions and commercial uplift from development sites across the area.</p>		
MM3.15 Policy SS6: British Sugar/Manor School	i. Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment.	Deleted because housing mix is addressed under policy H3.	No. The Proposed Modification deletes criterion that is explicitly covered elsewhere in the Local Plan. Significant positive effects were assessed for housing (SA Objective 1) in the SA Report (2018) and the modification would not change that outcome.
MM3.16 Policy SS7: Civil Service Sports Ground	i. Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment.	Criteria deleted because matters addressed under	No. The Proposed Modification deletes criteria that is explicitly covered elsewhere in the Local Plan.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>ii. Be of a high design standard to give a sense of place and distinctive character.</p>	<p>policy H3 and D1 respectively.</p>	<p>Significant positive effects were assessed for housing (SA Objective 1) in the SA Report (2018) whilst mixed positive and negative effects were assessed for character (SA Objective 14) and the modification would not change that appraisal outcome.</p>
<p>MM3.17 Policy SS8: Land Adjacent to Hull Road</p>	<p>ii. Provide access to the site from a new roundabout created for the Heslington East development Kimberlow Rise via Field Lane, subject to detailed transport analysis. Other access (e.g. via Hull Road) is not preferred.</p> <p>iii. Deliver a sustainable housing mix in accordance with the Council's Strategic Housing Market Assessment.</p> <p>v. Maintain and enhance existing trees and hedgerows behind to the south of the site which act as a gateway for biodiversity</p> <p>vi. Provide appropriate contributions to expand existing education facilities, given that primary and secondary school facilities have limited existing capacity to accommodate the projected demand arising from the site. Secure developer contributions for education provision, including primary and secondary, which meet the needs generated by the development</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012: At vii and viii to make clear the requirement for impacts to be mitigated.</p>	<p>Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of health (SA Objectives 2).</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>...</p> <p>vii. Undertake an air quality assessment as there is potential for increased traffic flows which may present new opportunities for exposure if not designed carefully. The assessment should also consider the impact of the University of York boiler stacks. Identified adverse impacts should be appropriately mitigated.</p> <p>viii. Undertake a noise survey given the site's proximity to the A1079 and the Grimston Bar Park & Ride. Identified adverse impacts should be appropriately mitigated.</p>		
MM3.18 Policy SS9: Land East of Metcalfe Lane	<p>ii. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy. Protect and, where appropriate, strengthen existing boundary features that are recognisable and likely to remain permanent. Where the site's boundary is not defined by recognisable or permanent features it should be addressed through the masterplan and design process in order for strong and defensible green belt boundaries to be created and secured.</p>	Deleted because housing mix is addressed under policy H3. Replaced with wording to secure strong green belt boundaries around the site in response to the assessment at EX/CYC/59g.	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 15 (landscape). The Proposed Modification also deletes criterion that is explicitly covered elsewhere in the Local Plan. Significant positive effects were assessed for housing (SA Objective 1) in the SA Report (2018) and the modification

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			would not change that outcome.
MM3.19 Policy SS9: Land East of Metcalfe Lane	iv. Deliver Secure developer contributions for education and community provision, including primary and secondary, which meet the needs generated by the development early in the scheme's phasing, in order to allow the establishment of a new sustainable community. A new primary facility and secondary provision (potentially in combination with Site ST8 North of Monks Cross) may be required to serve the development as there is limited capacity available in existing schools. Further detailed assessments and associated viability work will be required.	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012: Recognition of further work that that has clarified onsite provision is not required (and consistency with modified wording across strategic site policies).	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 3 (Education).
MM3.20 Policy SS9: Land East of Metcalfe Lane	v. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England, as necessary, to ensure sustainable transport provision at the site is achievable. The transport and highways impacts of the site development should be assessed individually and cumulatively with sites ST8, ST9, ST14 and ST15 should be addressed. Where necessary, proportionate mitigation will be required	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012: making clear a 'proportionate' approach is to be applied and that mitigation will be required where there is evidence of need. Wording consistent with modifications	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 6 (Transport) in relation to mitigation.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
		to other strategic site policies.	
MM3.21 Policy SS9: Land East of Metcalfe Lane	vi. Provide vehicular access from Stockton Lane to the north of the site and/or Murton Way to the south of the site (as shown indicatively on the proposals policies map), with a small proportion of public transport traffic potentially served off Bad Bargain Lane. Access between Stockton Lane and Murton Way will be limited to public transport and walking/ cycling links only, and, if necessary and feasible, public transport.	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. the Proposed Modification provides clarification. The changes are not considered to have potential for significant effects.
MM3.22 Policy SS9: Land East of Metcalfe Lane	vii. Deliver high quality, frequent and accessible public transport services through the whole site, to provide attractive links to York City Centre. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. Public transport links through the adjacent urban area will be sought, as well as public transport upgrades to either the Derwent Valley Light Rail Sustrans route, or bus priority measures on Hull Rd and/or Stockton lane, subject to feasibility and viability. All measures proposed to support public transport use should be identified and agreed as part of a Sustainable Travel Plan which has an overall aim to achieve upwards of 15% of trips by public transport.	For effectiveness, making clear how meeting the 15% target should be demonstrated through a travel plan.	Yes. The Proposed Modification to the policy strengthens the position re transport and provision of Sustainable Travel Plans which may have implications for the assessment against (SA Objective 6) and should be reviewed..

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.23 Policy SS9: Land East of Metcalfe Lane	<p>ix. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</p> <ul style="list-style-type: none"> ○ Creation of new open space (as shown on the proposals policies map as allocation OS7) to protect the setting of the Millennium Way that runs through the site. Millennium Way is a historic footpath which follows Bad Bargain Lane and is a footpath linking York's strays and should be kept open. A 50m green buffer has been included along the route of the Millennium Way that runs through the site to provide protection to this Public Right of Way and a suitable setting for the new development. ○ Open space provision that satisfies policies GI2a and GI6 	<p>To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.</p>	<p>Yes. The proposed change to the policy strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure.</p> <p>However, the SA of Policy SS9 and associated Strategic Site ST7 was reviewed in light of the changes in the SA Report Addendum (May 2021). Further assessment is not required. However, this SA Report Addendum should reflect the 2021 findings.</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.24 Policy SS9: Land East of Metcalf Lane	x. Minimise impacts of access from Murton Way to the south on 'Osbalwick Meadows' Candidate Site of Importance for Nature Conservation and provide compensatory provision for any loss.	For clarity. Inclusion of 'candidate' recognises the habitats are still of value, but do not fully meet the SINC criteria.	No. The Proposed Modification provides clarification of the status of the SINC.
MM3.25 Policy SS9 explanation – paragraph 3.48	Education and community provision should be made early in the scheme's phasing, in order to allow the establishment of a new sustainable community. A new primary facility and secondary provision may be required to serve the development as there is limited capacity available in existing schools. Contributions towards secondary provision will be sought with a new facility provided in association with ST8 (Land North of Monks Cross). Further detailed assessments and associated viability work will be required.	Deleted for consistency with MM3.19.	No. The Proposed Modification is to explanatory text and is not significant for the purposes of SA.
MM3.26 Policy SS10: Land North of Monks Cross	i. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment. Protect and, where appropriate, strengthen existing boundary features that are recognisable and likely to remain permanent. Where the site's boundary is not defined by recognisable or permanent features it should be addressed through the masterplan and design process in order for strong and defensible green belt boundaries to be created and secured.	Deleted because housing mix is addressed under policy H3. Criterion replaced with wording to secure strong green belt boundaries around the site in response to the assessment at EX/CYC/59g.	Yes. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			The change includes detailed wording on landscape and implications for landscape SA (Objective 15) should be reviewed.
MM3.27 Policy SS10: Land North of Monks Cross	iv. Explore the creation of Provide a new green wedge to the west of the site south of the Garth Road link to play an important role in protecting ecological assets, safeguarding the historic character and setting of the city and conserving on-site heritage assets including Ridge and Furrow, archaeology, hedgerows and trees that contribute to the setting of Huntington. It should be linked into the adjacent new housing scheme currently under construction development at Windy Ridge/Brecks Lane...	For clarity and effectiveness, recognising the green wedge is deliverable south of the Garth Road link.	No. The Proposed Modification provides specific detail on the location of the green wedge. This is not considered significant for the purposes of SA.
MM3.28 Policy SS10: Land North of Monks Cross	vi. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include: <ul style="list-style-type: none"> o Create Creation of a new open space on additional land to the east of the Monks Cross Link Road (as shown on the proposals policies map as allocation OS8). This land remains in the Green Belt. Open 	To ensure impacts identified in the HRA (2020) as a result of recreational pressure on	Yes. The proposed change to the policy strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>space provision should still be provided to the required quantum within the main allocation boundary and 4. Traffic calming measures should be provided along Monks Cross Link Road alongside the provision of pedestrian footways and safe crossing points. Ecological mitigation is also required on land to the east of the Link Road.</p> <ul style="list-style-type: none"> Open space provision that satisfies policies GI2a and GI6 	Strensall Common SAC are mitigated.	<p>requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure.</p> <p>However, the SA of Policy SS10 and associated Strategic Site ST8 was reviewed in light of the changes in the SA Report Addendum (May 2021). Further assessment is not required. However, this SA Report Addendum should reflect the 2021 findings.</p>
<p>MM3.29 Policy SS10: Land North of Monks Cross</p>	<p>x. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England, as necessary, to ensure sustainable transport provision at the site is achievable. The site will exacerbate congestion in the area, particularly at peak times given its scale and the capacity of the existing road network. The transport and highway impacts of the site development should be assessed individually</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012: making clear a 'proportionate' approach is to be applied and that mitigation	<p>Yes. The changes in relation to requiring mitigation for transport impacts should be reviewed for implications for the assessment against transport (SA Objective 6).</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	and cumulatively with sites ST7, ST9, and ST14, and ST35 Where necessary proportionate mitigation will be required should be addressed.	will be required where there is evidence of need. Wording consistent with modifications to other strategic site policies	
MM3.30 Policy SS10: Land North of Monks Cross	xi. Deliver high quality, frequent and accessible public transport services through the whole site including facilitation of links to local employment centres and York City Centre. It is envisaged such measures will enable 15% of trips to be undertaken using public transport. All measures proposed to support public transport use should be identified and agreed as part of a Sustainable Travel Plan which has an overall aim to achieve upwards of 15% of trips by public transport.	For effectiveness, making clear how meeting the 15% target should be demonstrated through a travel plan.	Yes. Although the proposed change is not significant in itself the requirement for a Sustainable Travel Plan and the requirement for mitigation (MM3.29) has implications for SA and should be reviewed.
MM3.31 Policy SS11: Land North of Haxby	Land North of Haxby (ST9) will deliver approximately 735 dwellings...	For appropriate flexibility	No. The SA Report (2018) references that the figure is approximate. The appraisal did not include reference.
MM3.32	i. Be of a high design standard which will provide an appropriate new extension to the settlement of Haxby. ii. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing	Deleted because matters are addressed under policy H3 and other design and	No. The proposed change would not affect the overall assessment that the policy

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy SS11: Land North of Haxby	policy, addressing local need for smaller family homes and bungalows/sheltered housing.	placemaking policy, including D1.	would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence. With regards to design Policy D1 would ensure this is provided at all relevant sites. The proposed change would not affect the overall assessment of the policy.
MM3.33 Policy SS11: Land North of Haxby	<p>iii. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</p> <ul style="list-style-type: none"> Create Creation of new open space to the south of the site (in accordance with policy GI6 as shown on the proposals map) to reflect the needs of the Haxby and Wigginton ward. This may include including formal pitch provisions, informal amenity greenspace, play provision, cemeteries and allotments. The open space needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents. 	To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.	Yes. The proposed change to the policy strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid adverse effects on the integrity of Strensall Common SAC as a

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> Open space provision that satisfies policies GI2a and GI6. 		<p>result of recreational pressure.</p> <p>However, the SA of Policy SS11 and associated Strategic Site ST9 was reviewed in light of the changes in the SA Report Addendum (May 2021). Further assessment is not required.</p>
MM3.34 Policy SS11: Land North of Haxby	i. Create new local facilities as required, subject to viability, to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development.	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The Proposed Modification provides clarity on expectations of services and facilities to be delivered. This is not considered significant for the purposes of SA.
MM3.35 Policy SS11: Land North of Haxby	viii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The transport and highway impacts of the site development should be assessed individually and	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	cumulatively with sites ST7, ST8, ST14 and ST15. Where necessary proportionate mitigation will be required should be addressed.	– making clear a ‘proportionate’ approach is to be applied and that mitigation will be required where there is evidence of need. Wording consistent with modifications to other strategic site policies.	the policy against SA Objective 6 (Transport) in relation to mitigation.
MM3.36 Policy SS11 explanation – paragraph 3.56	The new open space shown on the proposals policies map...	To correct the map reference.	No. This presentational change ensures reference is made to Policies Map rather than Proposals Map.
MM3.37 Policy SS12: Land West of Wigginton Road	... It will deliver approximately 1,348 dwellings, approximately 4200 1000 units of which will be delivered within the plan period....	To update the expected delivery beyond the plan period in accordance with EX/CYC/107	Yes. The proposed change to the policy references the expected quantum of housing delivery. The SA should be reviewed.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.38 Policy SS12: Land West of Wigginton Road	ii. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy.	Deleted because matters are addressed under policy H3 and H10.	No. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.
MM3.39 Policy SS12: Land West of Wigginton Road	iv. Deliver on site, accessible combined nursery and primary education facilities, which meet the needs generated by the development, and are well connected to housing by dedicated pedestrian/ cycleways. v. Secure developer contributions for secondary school places as necessary to meet the need for new places generated by the development	For clarity and effectiveness.	No. The Proposed Modification clarifies the expectations regarding education and that this related to needs generated by the development associated with the policy. Significant positive effects were assessed against SA Objective 3 (Education) in the SA Report. This clarification

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			would not change the assessment.
MM3.40 Policy SS12: Land West of Wigginton Road	vi. Ensure provision of new all purpose access roads to the east/south from A1237 Outer Ring Road/Wigginton Road roundabout <u>Clifton Moor Gate</u> and off the Wigginton Road/B1363 (as <u>indicatively</u> shown on the <u>proposals policies</u> map). <u>The internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access.</u>	To correct the roundabout reference and make clear the locations on the policy map are indicative.	No. The Proposed Modification provides clarity and corrects reference to Clifton Moor Gate. This is not considered to have implications for the assessment of the policy in the SA Report (2018).
MM3.41 Policy SS12: Land West of Wigginton Road	vii. <u>Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The transport and highways impacts of the site development individually and cumulatively should be assessed with sites ST7, ST8, ST9, and ST15. and ST35 should be addressed. Where necessary, proportionate mitigation will be required.</u>	For clarity and effectiveness; making clear a 'proportionate' approach is to be applied and that mitigation will be required where there is evidence of need. Wording consistent with modifications to other strategic site policies	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 6 (Transport) in relation to mitigation.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.42 Policy SS12: Land West of Wigginton Road	viii. Deliver local capacity upgrades to the outer ring road in the vicinity of the site, to include associated infrastructure to protect public transport journey times on junction approaches. Opportunities to provide grade separated, dedicated public transport routes across the A1237 should be explored in feasibility, viability and cost benefit terms. Phased development which reflects the delivery of dualling works to the A1237 outer ring road, upgrades and creation of a 4th arm to the Clifton Moor Gate roundabout and pedestrian/cycle underpass to connect Clifton Moor to the site.	For clarity and effectiveness and to reflect the off-site highway works required.	Yes. The Proposed Modification to transport measures should be reviewed for SA implications.
MM3.43 Policy SS12: Land West of Wigginton Road	ix. Deliver high quality, frequent and accessible public transport services throughout the development site, which provide links to other local rural communities where feasible, as well as to main employment centres. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport. All measures proposed to support public transport use should be identified and agreed as part of a Sustainable Transport Strategy which has an overall aim to achieve upwards of 15% of trips by public transport. x. To encourage the maximum take-up of more active forms of transport (walking and cycling), ensure the provision of high quality, safe, direct and accessible pedestrian and cycle links which create well-connected internal streets and walkable neighbourhoods including that provide connectivity to:	For clarity and effectiveness relating to active and sustainable transport requirements.	Yes. The Proposed Modification to transport measures should be reviewed for SA implications.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> the community, retail and employment facilities immediately to the south, (likely to take the form of an overbridge); via pedestrian/cycle underpass the surrounding green infrastructure network (with particular regard to public rights of way immediately west of the site) and improvements to A1237 crossing facilities); and existing pedestrian and cycle networks across the city via pedestrian/cycle underpass that will connect Clifton Moor to the site. 		
MM3.44 Policy SS12: Land West of Wigginton Road	xii. Protect and enhance local green assets, trees and hedge lines and enhance existing landscape character. Protect and, where appropriate, strengthen existing boundary features that are recognisable and likely to remain permanent. Where the site's boundary is not defined by recognisable or permanent features it should be addressed through the masterplan and design process in order for strong and defensible green belt boundaries to be created and secured.	To ensure strong green belt boundaries around the site are secured in response to the assessment at EX/CYC/59g.	Yes. The implications for assessment against SA Objective 15 (landscape) should be reviewed.
MM3.45 Policy SS12: Land West of Wigginton Road	xiv. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. Open space provision must satisfy policies GI2a and GI6.	To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.	Yes. The proposed change to the policy strengthens the referencing to open space provision within the policy, in light of the HRA (2020) which requires mitigation to be put in place to avoid adverse

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			<p>effects on the integrity of Strensall Common SAC as a result of recreational pressure.</p> <p>The SA of Policy SS12 and associated Strategic Site ST14 was reviewed in light of the changes in the SA Report Addendum (May 2021). No further assessment is required. However, this SA Report Addendum should reflect the 2021 findings.</p>
MM3.46 Policy SS12 explanation – paragraph 3.61	<p>The design and layout of the road should minimise the impact upon the openness of the Green Belt and demonstrate how it would safeguard those elements which contribute to the special character and setting of the historic City.</p>	<p>In response to ongoing negotiation, and to provide clarity on the wider access considerations.</p>	<p>No. The Proposed Modification is change to explanatory text and not considered to have implications for SA.</p>
MM3.47	<p>...It will deliver approximately 3,339 dwellings, around 2,200 of which it is expected that 560 units of which will be delivered within the plan period...</p>	<p>To update the expected delivery beyond the plan</p>	<p>Yes. The proposed change to the policy references the expected quantum of housing</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy SS13: Land West of Elvington Lane		period in accordance with EX/CYC/107	delivery. The SA should be reviewed.
MM3.48 Policy SS13: Land West of Elvington Lane	ii. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy	Deleted because matters are addressed under policy H3.	No. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.
MM3.49 Policy SS13: Land West of Elvington Lane	iii. ...The south eastern and south western boundaries of the site are less well contained than to the north so it will be important for the site to establish its own landscape setting. Protect and, where appropriate, strengthen existing boundary features that are recognisable and likely to remain permanent. Where the site's boundary is not defined by recognisable or permanent features it should be addressed through the masterplan and design process in order for strong and defensible green belt boundaries to be created and secured.	To ensure strong green belt boundaries around the site are secured in response to the assessment at EX/CYC/59g.	Yes. The implications for assessment against SA Objective 15 (landscape) should be reviewed.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.50 Policy SS13: Land West of Elvington Lane	iv. Create new open space (as shown on the proposals map) within the site to maintain views of the Minster and existing woodland.	Correction to erroneous reference to the proposals map.	No. The Proposed Modification provides clarity regarding the information contained on the Policies Map.
MM3.51 Policy SS13: Land West of Elvington Lane	<p>v. Impacts to Elvington Airfield SINC and on biodiversity within the site and zone of influence 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 maximise further benefits for biodiversity. Where required eCompensatory measures should take full account of the extent and quality of the asset being lost or damaged and equivalent or enhanced habitats should be provided within the development site of ST15, on the compensatory habitat of OS10 as provided for in Policy GI6 and on the western part of the existing runway shown on the policies map.</p> <p>vi. Securing a minimum of 10% provision of biodiversity net gain in relation to ST15.</p> <p>vii. Follow a mitigation hierarchy to first seek to avoid impacts, then to mitigate unavoidable impacts or compensate unavoidable residual impacts on Heslington Tillmire SSSI and the Lower Derwent Valley SPA/Ramsar through the:</p> <ul style="list-style-type: none"> incorporation of a new nature conservation area (as shown on the proposals policies map as allocation OS10 and included within Policy GI6) including a buffer of wetland habitats, a barrier to the 	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The Proposed Modification sets out additional criteria including specific reference to biodiversity net gain. The appraisal of the policy in the SA Report (2018) should be reviewed.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>movement of people and domestic pets on to the SSSI and deliver further benefits for biodiversity. A buffer of at least 400m from the SSSI will be required in order to adequately mitigate impacts unless evidence demonstrates otherwise; and</p> <ul style="list-style-type: none"> provision of a detailed site wide recreation and access strategy to minimise indirect recreational disturbance resulting from development and complement the wetland habitat buffer area which will be retained and monitored in perpetuity. A full understanding of the proposed recreational routes is required at an early stage. <p>viii. vii-Deliver ecological mitigation and compensation measures 5 years prior to pre-commencement of any development. They must be supported by a long term management plan (30 year minimum), and be retained and monitored in perpetuity.</p>		
<p>MM3.52</p> <p>Policy SS13 Land West of Elvington Lane</p>	<p>ix. viii Protect the character, setting and enjoyment of Minster Way, otherwise referred to as Langwith Stray, within ST15.</p> <p>x. Provide an appropriate range of shops, services and facilities for including social infrastructure such as health, social, leisure, cultural and community uses to meet the needs of future residents. Provision should be made early in the scheme's phasing in order to allow the establishment of a new sustainable community. This should be principally focused around a new local centre</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>No. The Proposed Modification provides clarity on naming of Minster Way and expectations re infrastructure and facilities. The changes are not considered significant for the purposes of SA.</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.53 Policy SS13: Land West of Elvington Lane	xi. x Deliver new on-site education provision to meet nursery and primary education facilities, which meet the needs generated by the development, and potentially secondary demand, to be assessed based on generated need. New nursery, primary and potentially secondary provision will be required to serve the earliest phases of development. Secondary school facilities should be provided on land identified on the policies map if there is evidence that the need generated by the development justifies this provision. If not, appropriate contributions to off-site provision will be secured.	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 – recognising land identified for a secondary school if required.	Yes. The policy makes reference to additional land as potential site for a secondary school. The new site needs to be appraised and changes to policy reflected in SA where necessary. See also Polices Map modification PMM1 .
MM3.54 Policy SS13: Land West of Elvington Lane	xii. x Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England as necessary, to ensure sustainable transport provision at the site is achievable. The transport and highway impacts of the site should be assessed individually and cumulatively with site's ST7, ST8, ST9, ST14, ST27, ST35 and ST36 should be addressed. Where necessary proportionate mitigation will be required. xiii. xii Ensure phased provision of necessary transport infrastructure at the right time to access the site with primary access via the A64 (as shown indicatively on the proposals policies map) and a potential secondary access via Elvington Lane. The capacity of the local highway network including Elvington Lane and junctions is limited. Elvington Lane can service the early phase of the development, subject to delivering a new link road between Elvington Lane and Hull	Clarity and effectiveness on the approach to access and highway infrastructure requirements, recognising additional work that has been undertaken.	Yes. The Proposed Modification provides clarity on the assessment of transport impacts and phasing of necessary transport infrastructure. The assessment of the policy against SA Objective 4 (transport) should be reviewed in light of the changes for any implications.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	Road, as well as works to the south of Grimston Bar Interchange/Elvington Lane Junction. This is subject to detailed assessment at the application and is to be agreed through an approved phasing strategy.		
MM3.55 Policy SS13: Land West of Elvington Lane	<p>xiv. xiii Retain Common Lane/Long Lane/Langwith Stray as cycle/pedestrian routes only to ensure protection of the character of Heslington Village. These routes are very lightly trafficked roads, and could provide pleasant cycle and pedestrian routes from the site to Heslington. It is essential that there is no vehicular transport access to Heslington village along these routes to ensure the setting of Heslington village is maintained. Create cycle and pedestrian routes along Common Lane/Long Lane/Langwith Stray from ST15 to Heslington, ensuring no vehicular access from ST15 to Heslington village along these routes to ensure the setting of Heslington village is maintained</p> <p>xv. xiv Deliver improvements to Explore the potential for local bridleways (e.g. Fordlands Road/ Forest Lane) running through or near the site to be used as year round cycle routes.</p>	Drafting improvements to aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. As above, although changes relate to improving clarity of wording, the implications for the assessment of the policy against SA Objective 4 should be reviewed.
MM3.56 Policy SS13: Land West of Elvington Lane	<p>xvi. Xv Provide dedicated secure access for existing local residents and landowners to be agreed with the community of Heslington. Appropriate solutions would need to ensure access is preserved for existing residents and landowners developed in consultation with the community of Heslington. Ensure that vehicular access to connect</p>	Drafting improvements to aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. As above, although e changes relate to improving clarity of wording, the implications for the assessment of the policy

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p><u>premises along Common Lane/Long Lane to Heslington is retained as part of the wider ST15 access arrangements.</u></p> <p>xvii. Xvi Deliver high quality, frequent and accessible public transport services through the whole site which provide links to <u>and between new the on-site local centre and</u> community facilities, as well as to York city centre and other appropriate service hubs, including <u>the</u> University of York. A public transport hub <u>at the local centre</u> should provide appropriate local interchange and waiting facilities for new residents. <u>All measures proposed to support public transport use should be identified and agreed as part of a Sustainable Transport Strategy, with the overall aim to achieve will enable upwards of 15% of trips to be undertaken using by public transport. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport.</u></p> <p>...</p> <p>xix. Xviii Exploit <u>Optimise</u> synergies with the <u>existing university campus and</u> proposed university expansion in terms of site servicing including transport, energy and waste.</p>		against SA Objective 4 should be reviewed.
MM3.57 Policy SS13 explanation – paragraph 3.64	<p>...Any large-scale development solely relying on Elvington Lane would not be supported. <u>Initial modelling work suggests that the Elvington Lane access can accommodate around 1,000 units (approximately 30% of final development at 3,339 units). Public transport improvements, as well as pedestrian and cycle</u></p>	To reference to latest evidence on access and transport to support the effectiveness of Policy SS13.	No. The Proposed Modification relates to explanatory text. The change is not considered significant for the purpose of SA.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	connections, between ST15, ST26 and ST27 should be considered in order to maximise opportunities to secure non car travel between these three sites.		
MM3.58 Policy SS13 explanation – paragraph 3.67	A joined up transport approach would need to be taken to consider the site in combination with other potential developments in the city including the University Expansion Site (ST27) and Elvington Airfield Business Park (ST26). The provision of a new grade separated junction onto the A64 would remain form part of the essential infrastructure for any development in this location. In the interest of sustainability, opportunities should be explored to reuse the aggregates arising from the runway in GI in the construction of the new junction or other new highway infrastructure. The viability of delivering significant new or improved transport infrastructure has been must be considered and should be kept under review with evidence provided to demonstrate its robustness. Equally, detailed analysis would will be required to confirm that sustainable travel options (to avoid the site being heavily car dependent) were are realistic and financially sound. The site will require high frequency public transport services based on the overall a minimum target of 15% journeys by public transport bus. In order to minimise car use the development would need a robust transport strategy will be required documenting alternative routes including proposals for buses, walking and cycling.	To support the implementation and effectiveness of Policy SS13.	No. The Proposed Modification relates to explanatory text. The change is not considered significant for the purpose of SA.
MM3.59	Terry's Extension Sites (ST16) will deliver 111 dwellings in total at these urban development sites, 22 dwellings on Terry's Clock Tower and approximately 33	For clarity in recognition that the site rear of the factory	Yes. The change refers to the quantum of development and

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy SS14: Terry's Extension Sites	<p>dwellings on Terry's Car Park and approximately 56 dwellings on Land to the rear of Terry's Factory...</p> <p>Terry's Extension Site (Phase 3) - Land to the rear of Terry's Factory</p> <ul style="list-style-type: none"> i. Retain and enhance the formal gardens area adjacent to the site. ii. Achieve high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. This includes conserving and enhancing the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas. iii. Development should complement existing views to the factory and clock tower. 	(phase 3) is being developed for an alternative healthcare use.	<p>third phase of development at the site.</p> <p>The amended site needs to be re-appraised and changes to policy reflected in SA where necessary. See also Policy Map modification PMM2.</p>
MM3.60 Policy SS15: Nestle South	<p>Nestle South (ST17) will deliver 863 approximately 581 dwellings in total, 263 279 in Phase 1 and around up to 600 302 dwellings in Phase 2 at this urban development site.</p> <p>...</p> <ul style="list-style-type: none"> iii. Provide a mix of housing in line with the Council's most up to date Strategic Housing Market Assessment. 	<p>To provide flexibility around the quantum of development, but with updated reference to numbers of homes approved on the site.</p> <p>Criterion ii deleted because matters are addressed under policy H3.</p>	<p>Yes. The proposed change to the policy references the expected quantum of housing delivery. The SA should be reviewed.</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe	Land at Tadcaster Road, Copmanthorpe (ST31) will deliver approximately 158 dwellings	For flexibility and effectiveness.	No. The Proposed Modification does not change the expected delivery but states that this is an approximate figure. This is not considered significant for the purposes of SA.
MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe	i. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment	Criterion deleted because matters are addressed under policy H3.	No. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.
MM3.63 Policy SS16: Land at Tadcaster	ii. Create new open space (as shown on the proposals policies map) within the site which should be delivered prior to the first phase of development occupation to ensure, in particular, the protection of the adjacent SSSI.	For clarity and to enhance developability.	No. the Proposed Modifcaiton provides clarity on the delivey of for DM purposes. The change is not considered

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Road, Copmanthorpe			significant for the purposes of SA.
MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe	<p>v. Provide site access via Tadcaster Road, with no secondary access from Learmans Way.</p> <p>...</p> <p>vii. Provide required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate pupil yield. Secure developer contributions for primary and secondary school provision as necessary to meet the need generated by the development.</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012, recognising that Learmans Way does not adjoin the site.	No. The Proposed Modification provides clarification on access to the site and contributions to education. This is not considered significant in SA terms.
MM3.65 Policy SS17: Hungate	<p>Hungate (ST32) – Phases 5+ as identified on the Policies Map will deliver approximately 328 570 dwellings at this urban development site. In addition to complying with the policies within this Local Plan, the site must be delivered in accordance with the agreed site masterplan through existing outline and full planning consents. development proposals should have regard to</p> <p>In line with the Hungate Development Brief vision, where appropriate, ST32 must be of the highest quality which adds to the vitality and viability of the city centre, is safe and secure, and which promotes sustainable development. Priority should be given to pedestrians, people with mobility impairments, cyclists and public transport. Design should respect local amenity and</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 – recognising that all undeveloped blocks on the Hungate site form part of the allocation. Requirement for compliance with planning permissions removed for flexibility.	Yes. The proposed change to the policy references the expected quantum of housing delivery. The SA should be reviewed.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	character whilst being imaginative and energy-efficient. The special character and/or appearance of the adjacent Central Historic Core Conservation Area should be conserved and enhanced.		
MM3.66 Policy SS18: Station yard, Wheldrake	i. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy, addressing local need for smaller family homes and bungalows/sheltered housing.	Criterion deleted because matters are addressed under policy H3.	No. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.
MM3.67 Policy SS18: Station yard, Wheldrake	ii. Be of a high design standard to which will pP Provide an appropriate new extension to Wheldrake whilst maintaining the character of the village.	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The change includes removal of reference to high design standards which is required through other policies in the Local Plan. The Proposed Modification is not considered significant in terms of the SA.

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.68 Policy SS18: Station yard, Wheldrake	iv. Undertake a comprehensive evidence based approach in relation to biodiversity to address potential impacts of recreational disturbance on the Lower Derwent Valley Special Protection Area (SPA)/Ramsar/SSSI. <u>This will require the developer to publicise and facilitate the use of other, less sensitive countryside destinations nearby (e.g. Wheldrake Woods) and provide educational material to new homeowners to promote good behaviours when visiting the European site. The former could be supported by enhancing the local footpath network and improving signage.</u>	To clarify the mitigation required as detailed in the Habitat Regulation Assessment (2018).	<p>Yes. This proposed addition expands criterion iv) of Policy SS18. Criterion iv) relates to the potential impacts of recreational disturbance on the Lower Derwent Valley SPA/Ramsar/SSSI.</p> <p>Whilst the proposed change in the policy draws out elements that need to be considered for the management of visitors to the designated site, it is not considered a significant change that requires re-appraisal.</p> <p>The implications of the change were considered in the SA Report Addendum (April 2018) and reviewed in SA Report Addendum (June 2019) which took into account the updated HRA (Feb 2019)</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			<p>based on visitor survey evidence.</p> <p>No further assessment is required at this stage. However, this SA Report Addendum should reflect the 2019 findings.</p>
<p>MM3.69 Policy SS18: Station yard, Wheldrake</p>	<p>viii. Provide required financial contributions to existing nursery, primary and secondary facilities to enable the expansion to accommodate demand arising from the development. Secure developer contributions for primary and secondary school provision as necessary to meet the need generated by the development.</p>	<p>For consistency with re-wording across strategic site policies.</p>	<p>No. The Proposed Modification clarifies wording regarding developer contributions to education provision and is not significant in terms of SA.</p>
<p>MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall</p>	<p>Policy SS19 and explanatory text at paragraphs 3.82 – 3.88 deleted.</p>	<p>Site removed following Habitat Regulations Assessment (Feb 2019) which did not rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).</p>	<p>Yes. The proposed change sees the deletion of a strategic policy and explanatory text due to the proposed deletion of the strategic site, following the conclusions set out in the Habitats Regulation</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			<p>Assessment (HRA) (Feb 2019) (and confirmed in HRA, 2020).</p> <p>The implications for the SA due to the proposed deletion were reviewed and the SA Report updated to reflect the deletion in the SA Report Addendum (June, 2019). No further assessment is required. However, this SA Report Addendum should reflect the SA Report Addendum (June 2019) findings.</p>
<p>MM3.71 Policy SS20: Imphal Barracks, Fulford Road</p>	<p>Following the Defence Infrastructure Organisation’s disposal of the site by 2034 Imphal Barracks (ST36) will deliver approximately 769 dwellings at this urban development site. Development is not anticipated to commence until the end of the plan period...</p>	<p>For flexibility and effectiveness.</p>	<p>No. The Proposed Modification deletes detail on when the site may come forward which is not considered significant for the purposes of the SA. The SA also reflects that the quantum is approximate figure so there</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			are no implications arising from this reference.
MM3.72 Policy SS20: Imphal Barracks, Fulford Road	Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England as necessary, to ensure appropriate provision is made for sustainable transport provision at the site is achievable. There are existing issues with traffic congestion in this area. The base traffic situation on the A19 is that it is at or exceeding capacity in the vicinity of Hoslington Lane/Broadway. The potential transport implications transport and highway impacts of the site must be fully assessed both individually and cumulatively with sites ST5 and ST15. Where necessary proportionate mitigation will be required.	For clarity and effectiveness; making clear a 'proportionate' approach is to be applied and that mitigation will be required where there is evidence of need. Wording consistent with modifications to other strategic site policies	Yes. The Proposed Modification should be reviewed with regard to any changes of the appraisal of the policy against SA Objective 6 (Transport) in relation to mitigation.
MM3.73 Policy SS20: Imphal Barracks, Fulford Road	ii. Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment.	Criterion deleted because matters are addressed under policy H3.	No. The proposed change would not affect the overall assessment that the policy would have significant positive effects on meeting housing needs (SA Objective 1). The provision of wording within Policy H3 would ensure all housing development meets latest needs evidence.

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM3.74 Policy SS20: Imphal Barracks, Fulford Road</p>	<p>iii. An agreed masterplan to ensure the site's redevelopment will make a positive contribution to the character and distinctiveness of the local area, informed by:</p> <ul style="list-style-type: none"> o the architectural and historic interest of the site and its buildings, including the parade ground and other open areas, related to the site's military use and York's development as a garrison town; and, o the impact of development on the Fulford Road Conservation Area <p>The development of this area must be informed by an assessment of architectural and historic interest of the site and its buildings. Those buildings which are considered to be of historic interest should be retained and reused.</p> <p>iv. The parade ground and other open area which are important to the understanding of the site and its buildings should be retained as open spaces in any development.</p> <p>v. If, following the City Council's review of the architectural and historic interest of this site, Imphal Barracks is included within the Fulford Road Conservation Area, development proposals would be required to preserve or enhance those elements which have been identified as making a positive contribution to its significance.</p> <p>vi. Regardless of the outcome of the paragraph above, the significance of the site's historic environment should be addressed. This includes conserving and enhancing the special character and/or appearance of the adjacent Fulford Road Conservation Area.</p>	<p>For clarity and effectiveness, and conformity with the NPPF regarding approach to retaining buildings of historic interest.</p>	<p>No. The Proposed Modification includes wording that clarifies the policy wording regarding buildings of historic interest and impact on the Fulford Road Conservation Area. This is considered to effectively synthesise the deleted text and provide conformity with the NPPF. The policy was assessed as having potential for a mix of positive and negative effects on cultural heritage (SA Objective 14) and this is considered to be unaffected by the proposed change.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>vii. Be of a high design standard, ensuring the development reflects the history of the site and its previous military use. 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 the design of any scheme.</p> <p>viii. Undertake an archaeological evaluation consisting of survey and excavation of trenches to identify the presence and assess the significances of archaeological deposits.</p>		
<p>MM3.75 Policy SS20: Imphal Barracks, Fulford Road</p>	<p>x. Consider in detail the proximity and relationship of the site with Walmgate Stray, including undertaking further hydrological work to assess the potential impact of development on the Stray and to the value of the grassland, and to explore any water logged archaeological deposits. Recreational disturbance/pressure on the Stray and the Tillmire SSSI (individual and cumulative effects) should be considered <u>assessed and, where necessary, mitigated.</u></p> <p>xii. Create new local facilities as required <u>appropriate</u> to meet the needs of future occupiers of the development.</p> <p>xiii. Retain and enhance recreation and open space for community use to mitigate any potential impacts on the adjacent Walmgate Stray.</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification includes additional wording regarding mitigation of recreational impacts. The appraisal of the policy should be reviewed for any SA implications.
<p>MM3.76 Policy SS21: Land South of Airfield</p>	Land South of Airfield Business Park, Elvington (ST26) will provide 25,080sqm of B1b, B1c, B2/B8 employment floorspace for research and development, light industrial/storage and distribution. In addition to complying with the	To aid effectiveness and enhance clarity for decision making purposes in line with	Yes. The Proposed Modification sets out a range of changes to policy wording. The appraisal of the policy

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Business Park, Elvington	<p>policies within this Local Plan, the site must be delivered in accordance with the following key principles. having regard to the following issues:</p> <p>...</p> <p>ii. Retain and enhance historic field boundaries where possible and reflect in the masterplanning of the site.</p> <p>...</p> <p>iv. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. Impacts on Elvington Lane and Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions will need to be mitigated. Demonstrate that all transport issues have been addressed including consideration of the provision of sustainable modes of transport.</p> <p>v. Further explore air quality, noise and light pollution and contamination issues.</p> <p>vi. Investigate further archaeological deposits on and around the site.</p> <p>...</p>	<p>paragraph 154 of NPPF 2012.</p> <p>Modifications delete superfluous text, recognising that there is no justification to include reference to historic field boundaries and that issues related to criteria v and vii are dealt with under free standing development management policies.</p>	<p>should be reviewed for any SA implications.</p>
MM3.77 Policy SS22: University of	New policy SS22, wholly replacing submission policy.	<p>The proposed changes will enhance the effectiveness of the Policy and improve clarity for decision making purposes in line with paragraph 154 of</p>	<p>Yes. The Proposed Modification sets out new policy wording for SS22. This needs to be appraised.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
York Expansion	<p>Policy SS22: University of York Expansion</p> <p>As shown on the Policies Map as ST27, 21.2 ha of land to the south of the existing Campus East site is allocated for the future expansion of the university during the plan period. It will provide university uses consistent with Policy ED3 having regard to the following considerations together with those in ED1:</p> <ul style="list-style-type: none"> • Create an appropriate buffer between the site and the A64 where the boundary is adjacent to the A64 in order to mitigate heritage and noise impacts and address landscape and visual impacts. • Assess cumulative transport impacts with other sites including ST5 and ST15 and in relation to the University's impacts provide appropriate mitigation. • Explore feasibility of a junction on the A64 to the south of the site with delivery in conjunction with ST15 • Identify any opportunities with ST15 for managing development impacts in terms of site servicing including transport, energy and waste. • Deliver high quality, frequent and accessible public transport services to York City Centre. It is envisaged such measures will enable upwards of 15% of trips to be undertaken using public transport • Optimise pedestrian and cycle integration, with access networks for a range of non car uses to be accommodated. 	NPPF 2012. The modifications to Policy SS22 and Policy EC1 clarify the importance of the landscape setting without conflating it with reference to defined 'key' views.	

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM3.78 Policy SS22 Explanation	<p>Explanation</p> <p>3.97a The University of York retains a high profile in both the UK and in the rest of the world. The university's status is reflected in the high demand for student places, excellence in research and demand for research co-locations and it is currently projected that its growth will continue over the duration of the plan period. Without the campus extension, the university will not be able to continue to grow beyond 2026. As one of the leading higher education institutions, the university needs to continue to facilitate growth, within the context of its landscaped setting which gives it a special character and quality, to guarantee its future contribution to the need for higher education and research and to the local, regional and national economies. The 21.5ha of land at ST27 is allocated for university uses to support this growth.</p> <p>3.98 The University of York is a key component of the long term success of the city and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses that draw on the Universities applied research to create marketable products. There is lots of evidence from around the country that shows the benefits of co-location of such businesses with a University. The University proposal is a key priority in the Local Economic Plan Growth Deal that has been agreed with the government and is also included as a priority area in the York Economic Strategy (2016) which recognises the need to drive University and research led growth in high value sectors. The existing campus and ST27 will include new knowledge-based business floorspace and research led activities appropriate to a university campus. The site will also facilitate the re-</p>	<p>Changes to the supporting text reflect the amended policy wording. Text is proposed for inclusion more clearly describe the wider site context and its importance. The detailed text describing the site and boundaries is proposed for deletion as the content of this is unnecessary for inclusion as it neither justifies nor explains the policy.</p>	<p>No. The Proposed Modification sets out changes to explanatory text in light of policy wording changes. The Proposed Modification is not considered significant for the purposes of SA.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>configuration of the existing Campus 3 site to provide additional on-campus student accommodation helping to reduce the impacts on the private rented sector.</p> <p>3.98a ST27 plays a critical part in the attractive setting of the city. The land to the west is particularly important for maintaining the setting of Heslington village and key views. It has a distinctive landscape quality and provides accessible countryside to walkers and cyclists on the land and public footpaths. The expansion will bring development close to the A64 Ring Road with implications for the interface between the southern edge of York and the countryside to its south. To mitigate any impacts on the historic character and setting of the city, the expansion site must provide a landscape buffer between development on the site and the A64. This can be provided within the site where parallel to the A64, but beyond it on the other boundaries – maximising the developable area while responding sensitively to the landscape setting.</p> <p>3.99 A broadly four sided site which is generally well-contained on three sides. The northern boundary is Low Lane, a narrow single track country lane which runs from Heslington in an easterly direction, to the point where it turns northwards towards the University campus. The boundary treatment is a hedge with intermittent trees along its edge. From the point where Low Lane turns northwards, the site boundary heads south east towards the Ring Road and the flyover (track which leads towards Grimston Grange). This part of the boundary is denoted by a post and wire fence at the bottom of an embankment, overlooking the new velodrome. From this point, the sites south east boundary runs along the alignment of the Ring Road in a south westerly</p>		

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>direction (with hedge and ditch boundary), to the next field boundary, where it cuts across the southern edge of the site. This boundary consists of a hedge field boundary to the point where it meets Green Lane, a narrow track bounded by hedges and trees on both sides, to the point where it meets Low Lane. Green Lane forms the western boundary of the site.</p> <p>3.99a The site has a distinctive landscape quality and provides accessible countryside to walkers and cyclists on the land and public footpaths. The land to the west is particularly important for maintaining the setting of Heslington village and key views. To mitigate any impacts on the historic character and setting of the city the expansion site must create an appropriately landscaped buffer between development on the site and the A64. This can be buffer will be provided within the site where parallel to the A64, but beyond it on the other boundaries – maximising the developable area while responding sensitively to the landscape setting. This will be established through the masterplanning of the site.</p> <p>3.100 Campus East was designed and established with the development area being car-free. It facilitates the majority of journeys being by non-car modes. Development of ST27 is expected to incorporate this principle. ST27 will be accessed from Hull Road via Campus East. In addition, the development should exploit any shared infrastructure opportunities arising from the proximity of the housing allocation at ST15: Land to the west of Elvington Lane to the University of York. The existing Heslington East campus is designed and established to offer significant proportions of journeys by</p>		

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>walking, cycling and public transport. Any future proposals must continue this existing provision (including bus services).</p> <p>3.101 Vehicular access to ST27 will be from Hull Road or Field Lane via Kimberlow Lane and Lakeside Way, then south from Lakeside Way into the site. The Heslington East Campus Extended Master Plan (June 2014) shows no additional entry points into the Campus from those already existing (Lakeside Way (bus and cycle only), Field Lane/Kimberlow Lane and Kimberlow Lane running south from Hull Road Grimston Bar Park & Ride link road.</p> <p>3.101a A development brief for ST27 will be prepared by the University in line with relevant Plan policies. The University will engage with the Council and communities in preparing this development brief,...</p>		
<p>MM3.79 Policy SS23: Land at Northminster Business Park</p>	<p>Land at Northminster Business Park (ST19) will provide 49,500sqm across the of Use class E office, research and development, light industrial uses, industrial (Use Class B2) and storage/ distribution (Use Class B8) B1, B2, B8 uses based on a split of approximately 40/60 office (Use class E) B1a to light industrial (Use Class E) / B2/B8 which is the current ratio at the existing business park. In addition to complying with the policies within this Local Plan, the site must be delivered in accordance with the following key principles.having regard to the following issues:</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Modifications reflect changes to use classes and delete superfluous text, recognising that criteria i and ii do not add anything to the policy's</p>	<p>Yes. The Proposed Modification sets out a range of changes to policy wording. The appraisal of the policy should be reviewed for any SA implications.</p>

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>i. Provide for a sustainable business park to help meet the city's employment needs, ensuring that its composition reflects the economic vision of York.</p> <p>ii. Develop a comprehensive scheme which is linked to the existing business park.</p> <p>...</p> <p>iv. Promote sustainable transport solutions linking the proposed site to the Park & Ride.</p> <p>v. Optimise integration, connectivity and access through the provision of new pedestrian, cycle, public transport and vehicular routes to ensure sustainable movement into, out of and through the site. The site is in a sustainable location with access to the Poppleton Bar Park & Ride offering frequent bus routes to the city centre, access to Poppleton Rail Station and vehicular access to the A59. The site is in a sustainable location and all transport issues should be addressed including the optimisation of connectivity to sustainable modes of transport into, out of and through the site</p> <p>vi. Provide a high quality landscape scheme in in order, as appropriate, either to mitigate impacts and screen the development and/or to provide providing an appropriate relationship with the surrounding landscape. Attention should be given to the site's relationship with the countryside to the west of the site, to the southern boundary of the site, with Moor Lane (bridleway) and the village of Knapton.</p> <p>vii. Ensure that the residential amenity of neighbouring residential properties is maintained.</p>	<p>effectiveness. Criterion iv is deleted as the links are dealt with in v.</p> <p>Criteria vii and viii are deleted as these matters are dealt with under separate development management policies (ENV2 and D6).</p>	

SECTION 3: SPATIAL STRATEGY			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	viii. Prepare a desk based archaeological assessment to inform the site masterplan.		
MM3.80 Policy SS24: Whitehall Grange, Wigginton Road	Whitehall Grange, Wigginton Road (ST37) will provide up to 33,330sqm for B8 storage use. In addition to complying with the policies within this Local Plan, the site must be delivered in accordance with the agreed site masterplan through the existing outline consent a masterplan secured by planning permission.	To provide appropriate flexibility.	No. The Proposed Modification provides clarity regarding the approach to associated masterplan. The Proposed Modification is not considered significant for the purposes of SA.

Table A0.3 Section 4 – Economy and Retail

SECTION 4: ECONOMY AND RETAIL			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM4.1 Policy EC1	Provision for a range of employment uses during the plan period will be made on the following strategic sites (those over 5ha):	To enhance clarity for decision making purposes	No. The Proposed Modification provides clarity. It

SECTION 4: ECONOMY AND RETAIL																									
Modification Reference	Proposed Modification		Reason for change	Is the proposed modification considered significant for the purposes of SA?																					
			in line with paragraph 154 of NPPF 2012	is not considered significant for the purposes of SA.																					
MM4.2 Policy EC1	<table border="1"> <thead> <tr> <th>Site</th> <th>Floorspace</th> <th>Suitable Employment Uses</th> </tr> </thead> <tbody> <tr> <td>ST5: York Central</td> <td>100,000sqm</td> <td>Office (Use Class E) B4a</td> </tr> <tr> <td>ST19: Land at Northminster Business Park (15ha)</td> <td>49,500sqm</td> <td>Light Industrial (Use Class E) B4e, Industrial (Use Class B2) and Storage/Distribution B8). May also be This site is suitable for an element of Office (Use Class E) in line with Policy SS23 B4a.</td> </tr> <tr> <td>Heslington Campus East and ST27: University of York Expansion (21.2ha)*</td> <td>40,000sqm*</td> <td>Knowledge based businesses (Use Class E)</td> </tr> <tr> <td>ST27: University of York Expansion (21.5ha)</td> <td colspan="2">Campus East and ST27 will across both sites deliver up to 25ha of B1b knowledge based businesses including research led science park uses identified in the existing planning permission for Campus East.</td> </tr> <tr> <td>ST26: Land South of Airfield Business Park, Elvington (7.6ha)</td> <td>25,080sqm</td> <td>Research & Development (Use Class E) B4b, B4e Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).</td> </tr> <tr> <td>ST37: Whitehall Grange, Wigginton Road (10.1ha)</td> <td>33,330sqm</td> <td>Storage/Distribution B8.</td> </tr> </tbody> </table>		Site	Floorspace	Suitable Employment Uses	ST5: York Central	100,000sqm	Office (Use Class E) B4a	ST19: Land at Northminster Business Park (15ha)	49,500sqm	Light Industrial (Use Class E) B4e, Industrial (Use Class B2) and Storage/Distribution B8). May also be This site is suitable for an element of Office (Use Class E) in line with Policy SS23 B4a.	Heslington Campus East and ST27: University of York Expansion (21.2ha)*	40,000sqm*	Knowledge based businesses (Use Class E)	ST27: University of York Expansion (21.5ha)	Campus East and ST27 will across both sites deliver up to 25ha of B1b knowledge based businesses including research led science park uses identified in the existing planning permission for Campus East.		ST26: Land South of Airfield Business Park, Elvington (7.6ha)	25,080sqm	Research & Development (Use Class E) B4b, B4e Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).	ST37: Whitehall Grange, Wigginton Road (10.1ha)	33,330sqm	Storage/Distribution B8.	<p>Updated to reflect changes in the Use Classes Order.</p> <p>References to York City Centre removed as covered under policies SS3, R1 and R2.</p> <p>Changes also reflect the Status of Employment Allocations identified in Policy EC1 Note August 2022 (EX/CYC/107/7)</p> <p>ST27: the 25ha quantum of knowledge business is deleted and replaced with 'approximately 40,000 sqm' provided that can be accommodated within the 21.2 ha of ST</p>	<p>Yes. The SA should be reviewed to reflect changes to sites identified. There are also changes related to the change to the Use Classes Order.</p> <p>The implications for the addition of text in relation to E18 and its proximity to Strensall Common SAC were reviewed in the SA Report Addendum (June 2019)</p> <p>See also policy map modification (PMM55) in relation to site E8.</p>
	Site	Floorspace	Suitable Employment Uses																						
	ST5: York Central	100,000sqm	Office (Use Class E) B4a																						
	ST19: Land at Northminster Business Park (15ha)	49,500sqm	Light Industrial (Use Class E) B4e, Industrial (Use Class B2) and Storage/Distribution B8). May also be This site is suitable for an element of Office (Use Class E) in line with Policy SS23 B4a.																						
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SECTION 4: ECONOMY AND RETAIL												
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?									
	<p>*This is an approximate and indicative figure based on the University of York's and may be reduced to accommodate other employment generating University uses identified in Policy ED1 York City Centre will remain the focus for main town centre uses (unless identified above). Proposals for main town centre uses for non city centre locations will only be considered acceptable where it can be demonstrated that they would not have a detrimental impact on the city centre's vitality and viability and the sustainable transport principles of the Plan can be met.</p> <p>Provision for a range of employment uses during the plan period will be made on the following other sites:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Floorspace</th> <th>Suitable Employment Uses</th> </tr> </thead> <tbody> <tr> <td>E8: Wheldrake Industrial Estate (0.45ha)</td> <td>1,485sqm</td> <td>B1b, B1c, B2 and B8.</td> </tr> <tr> <td>E9: Elvington Industrial Estate (1ha)</td> <td>3,300sqm</td> <td>B1b, B1c, B2 and B8. Research & Development (Use Class E), Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).</td> </tr> </tbody> </table>	Site	Floorspace	Suitable Employment Uses	E8: Wheldrake Industrial Estate (0.45ha)	1,485sqm	B1b, B1c, B2 and B8.	E9: Elvington Industrial Estate (1ha)	3,300sqm	B1b, B1c, B2 and B8. Research & Development (Use Class E), Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).	<p>27, and reflecting the latest estimates from the University. Expressing the quantum in square metres rather than hectares will make the policy more effective and monitoring delivery easier.</p>	
Site	Floorspace	Suitable Employment Uses										
E8: Wheldrake Industrial Estate (0.45ha)	1,485sqm	B1b, B1c, B2 and B8.										
E9: Elvington Industrial Estate (1ha)	3,300sqm	B1b, B1c, B2 and B8. Research & Development (Use Class E), Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).										

SECTION 4: ECONOMY AND RETAIL					
Modification Reference	Proposed Modification			Reason for change	Is the proposed modification considered significant for the purposes of SA?
	E10: Chessingham Park, Dunnington (0.24ha)	792sqm	B1c, B2 and B8- Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).		
	E11: Annamine Nurseries. Jockey Lane (1ha)	3,300sqm	B1a, B1c, B2 and B8- Office (Use Class E), Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).		
	E16: Poppleton Garden Centre (2.8ha)	9,240sqm	B1c, B2 and B8- Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8). May also be suitable for an element of Office (Use Class E) B1a.		
	E18: Towthorpe Lines, Strensall (4ha) *	13,200sqm	B1c, B2 and B8 uses.		

SECTION 4: ECONOMY AND RETAIL												
Modification Reference	Proposed Modification		Reason for change	Is the proposed modification considered significant for the purposes of SA?								
		Light Industrial (Use Class E), Industrial (Use Class B2) and Storage/Distribution B8).										
	* Given the site's proximity to Strensall Common SAC (see explanatory text), this site must take account of Policy GI2a.											
MM4.3 Policy EC1	<p>4.6 ...The ELR Update (2017) has adjusted floorspace requirements to take account of development between 2012-2017 and to reflect the revised plan period inclusive of an additional 5 years to ensure Green Belt permanence (2012-2038). A 5% vacancy factor and an additional 2 year land supply to allow for time for developments to be complete has also been added to calculations. Overall, around 38ha of new employment land is required; within this the largest components are 13.8 17.6ha for office (formerly B1a) and 16.1 13.7ha for B8 uses, as shown at Table 4.1 below.</p>		To update Plan period and reflected amendments to data in Table 4.1.	Yes. See consideration of Green Belt MM3.1. The change in hectares should also be reviewed for SA implications.								
MM4.4 Policy EC1	<p>Table 4.1: Employment Land Requirements 2017-2038 (including 5% vacancy), Factoring in Change of Supply 2012-2017 and Including 2 Years Extra Supply, updated March 2022</p> <table border="1"> <thead> <tr> <th>Use Class</th> <th>2021-33</th> <th>2033-38</th> <th>Total 2021-2038</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Use Class	2021-33	2033-38	Total 2021-2038					Updated Table 4.1, to take account of the changes to supply since Plan submission.	Yes. Linked to the changes in MM4.3 regarding quantum of employment growth.
Use Class	2021-33	2033-38	Total 2021-2038									

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MM4.5 Policy EC1	<p>4.8a The location of allocation E18 adjacent to Strensall Common SAC means that a comprehensive evidence base to understand the potential impacts on biodiversity from further development is required. Strensall Common is designated</p>				To acknowledge the location of E18 and its	No. The Proposed Modification relates to explanatory text and is not																																																																					

SECTION 4: ECONOMY AND RETAIL			
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Explanation	for its heathland habitats but also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance. In addition, the heathland habitat is vulnerable to changes in the hydrological regime and air quality, which needs to be explored in detail. The mitigation hierarchy should be used to identify the measures required to first avoid impacts, then to mitigate unavoidable impacts or compensate for any unavoidable residual impacts, and be implemented in the masterplanning approach. Potential access points into the planned development also need to consider impacts on Strensall Common.	relationship to Strensall Common SAC.	considered significant for the purposes of the SA.
MM4.6 Policy EC2 Explanation – paragraph 4.9	When considering the loss of employment land and/or buildings the Council will expect the applicant to provide evidence proportionate to the size of the site of effective marketing the site/premises for employment uses for a reasonable period of time and in most cases not less than 18 months. Where an applicant is seeking to prove a site is no longer appropriate for employment use because of business operations, and/or condition, the council will expect the applicant to provide an objective assessment of the shortcomings of the land/premises that demonstrates why it is no longer appropriate for employment use. This includes all employment generating uses, not just office or industrial uses outside the B use classes...	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 and to reflect changes in the Use Classes Order.	No. The Proposed Modification relates to explanatory text and is not considered significant for the purposes of the SA.
MM4.7	In addition to the allocation in villages in Policy EC1, York's rural economy will be sustained and diversified through:	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 and to	No. The Proposed Modification provides specific detail on consideration of applications for caravan sites

SECTION 4: ECONOMY AND RETAIL			
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Policy EC5: Rural Economy	<ul style="list-style-type: none"> Supporting appropriate farm and rural diversification activity including office and leisure development (Use Classes B and D); permitting camping and caravan sites (on a temporary or permanent basis) for holiday and recreational use where proposals can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and within walking distance of public transport to York, and would not generate significant volumes of traffic and. Such development would also need to address Green Belt policies, where relevant; and <p>...</p>	cross-reference with relevant Green Belt policy.	and cross references Green Belt policies (which would apply in any event). The changes are not considered significant for the purposes of SA.
MM4.8 Policy EC5 Explanation – paragraph 4.17	4.17 ...The scale of the proposals will be an important factor as often small sites are assimilated into the landscape more easily than larger sites. In Green Belt locations, caravan sites are inconsistent with policy requirements to protect openness, temporary permissions may be considered, where other criteria are met.	To provide clarity and explanation relating to MM4.7 with regards Green Belt policy.	No. The Proposed Modification relates to explanatory text and is not considered significant for the purposes of the SA.
MM4.9 Policy R1	...Main town centre uses will be directed to the city, district and local centres defined in this policy and in accordance with other Local Plan policies in relation to specific uses.	To ensure conformity with the NPPF 2012 by requiring a sequential test for all main town centre uses outside of an identified centre.	Yes. The Proposed Modification would strengthen the approach to town centres including reference to sequential testing. Significant positive effects were assessed for SA Objective (employment) and SA Objective 5 (access to

SECTION 4: ECONOMY AND RETAIL			
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	<p><u>Proposals for main town centre uses outside an identified centre should undertake a sequential test to identify why the proposal cannot be accommodated in a sequentially preferable location.</u></p> <p>Proposals for main town centre uses outside a defined city, district or local centre must be subject to an impact assessment where the floorspace of the proposed development exceeds the following thresholds:</p> <ul style="list-style-type: none"> • outside York city centre: greater than 1,500 sqm gross floorspace. • outside a district centre: greater than 500 sqm gross floorspace. • outside a local centre: greater than 200 sqm gross floorspace. <p><u>These thresholds should also be applied where variation of condition applications are proposed to change the nature of goods sold within a unit.</u></p> <p><u>Where new retail provision is proposed as part of the development of a strategic site then this will not be subject to an impact assessment, providing the provision is appropriate in scale to serve only the local day to day shopping needs of residents of the site.</u></p> <p>Advice should be sought ...</p>	Clarity in relation to the requirements for new retail provision proposed as part of a strategic site.	services). The changes are not considered to change the basis of that assessment, but the SA should be reviewed.
MM4.10 Policy R2	<p>...</p> <p><u>Development proposals for main town centre uses outside defined district and local centres that would result in significant adverse impact on the continued or future function, vitality and viability of a centre will be refused.</u></p>	To provide clarity and avoid repetition.	No. The Proposed Modification sees the deletion of wording which repeats the initial policy statement but is framed from a negative position. The Proposed

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			Modification is not considered significant.
MM4.11 Policy R3	<p>The vitality and viability of the city centre is supported and enhanced, with the Primary Shopping Area (PSA) as shown on the proposals policies map...</p> <p>In the PSA, proposals for new retail floorspace (use class E A4) will be permittedsupported. Proposals...</p> <p><u>Primary Shopping Frontages</u></p> <p>The concentration of retail A4 uses in the primary shopping frontages, as defined on the proposal map, will be safeguarded and enhanced. Proposals that would involve the loss, by change of use or redevelopment, of ground floorspace class E A4 shops will generally be resisted. However, proposals for other uses may be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> i.the proposal has an active frontage and contributes to the vitality and viability of the primary shopping frontage; the proposed uses will provide a service direct to members of the public and can demonstrate a comparable footfall generation to an retail A4 use; ii.the proposal will have an attractive shop front which contributes positively to the appearance of the street; iii.the proposal would not result in non-retail uses being grouped together in such a way that would undermine the retail role of the street; iv.a minimum of 70% E A4 uses will be required unless it can be demonstrated that it would be beneficial to the vitality and viability of the primary shopping frontage; 	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 and update to reflect changes to the Use Classes Order.	No. The Proposed Modification provides clarity in relation to changes in the Use Classes Order and in clarity. The change is not considered significant in SA terms.

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	<p>...</p> <p><u>Secondary Shopping Frontages</u></p> <p>In secondary frontage areas, changes to non-retail use at ground floor level will be <u>considered favourably permitted</u> where it can be demonstrated that the proposal:</p> <p>...</p>		

Table A0.4 Section 5 – Housing

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM5.1 Policy H1	<p>Policy H1: Housing Allocations</p> <p>In order to meet the housing requirement set out in Policy SS1 the following sites, as shown on the <u>proposals policies</u> map, <u>and set out in the schedule below</u> are <u>proposed allocated primarily</u> for residential <u>use development</u>.</p>	Requirement for phasing deleted to aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The SA Report Addendum (May 2021) considered the implications for SA related to the additional cross reference to Policy GI12 and GI12a

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	<p>Planning applications for housing submitted for these allocations will be permitted if in accordance with the phasing indicated. An application on an allocated site in advance of its phasing will be approved if:</p> <ul style="list-style-type: none"> the allocation's early release does not prejudice the delivery of other allocated sites phased in an earlier time period; the release of the site is required now to maintain a five year supply of deliverable sites; and the infrastructure requirements of the development can be satisfactorily addressed. <p>Where developers are seeking revisions to existing planning permissions and associated conditions and S106 agreements, changes in market conditions will be taken into account</p> <p>Where sites contain existing open space this will be an important consideration in the development of the site and the open space needs of the area will need to be fully assessed.</p> <p>This policy applies to all the sites listed in the Table 5.1 overleaf:</p> <p>Development proposals will be permitted where the following criteria are satisfied:</p> <ul style="list-style-type: none"> For sites that contain existing open space (**), where appropriate, it should be retained on-site or re-provided off-site. For sites located within 5.5km of Strensall Common SAC (#) the development must accord with the requirements of Policy GI2 and GI2a On site H39 the western boundary is not defined by recognisable or permanent features and the design should create and secure a strong and defensible green belt boundary 	<p>Further modifications also for effectiveness and clarity, to identify notable development considerations for certain sites, including cross reference to Policy GI2a to ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated. Reference to existing open space relocated from below table 5.1.</p>	<p>in light of the findings of the updated HRA (2020).</p> <p>The further changes identified in relation to phasing (deletion of text) and additional criteria should be reviewed.</p>

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MM5.2 Policy H1, table 5.1	Table 5.1: Housing Allocations				Updates to table to aide effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012. Phasing column deleted in accordance with MM5.1; various updates and corrections to site size and estimated capacity. Completed sites deleted. SH1 included in acknowledgement of its contribution to housing supply.	Yes. The proposed change sees the deletion of a number of sites from the Local Plan (due to completion and reflection of the findings of the HRA in relation to ST35 and H59). The implications for the SA due to the proposed deletion were reviewed in the June 2019 SA Report Addendum. The implications for the SA due to the additional proposed changes should be reviewed and the SA Report should be	
	Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings ¹)			Estimated Phasing
	H1#	Former Gas Works, 24 Heworth Green (Phase 1 and 2)	2.87-3.54	271 607			Short to Medium Term (Years 1 – 10)
	H1#	Former Gas works, 24 Heworth Green (Phase 2)	0.67	65			Medium Term (Years 6-10)
	H3**#	Burnholme School	1.90	72-83			Short Term (Years 1 – 5)
	H5**	Lowfield School	3.64	1652			Short to Medium term (Years 1 – 10)
	H6	Land R/O The Square Tadcaster Road	1.53	928 ²			Short to Medium Term (Years 1 – 10)
H7**#	Bootham Crescent	1.72	86-93	Short to Medium Term (Years 1 - 10)			

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	H8	Askham Bar Park & Ride	1.57	60	Short Term (Years 1 - 5)		updated to reflect the deletion.
	H10	The Barbican	0.96	187	Short to Medium Term (Years 1 - 10)		
	H20	Former Oakhaven EPH	0.33	536 2	Short Term (Years 1 - 5)		
	H22	Former Heworth Lighthouse	0.29	15	Short Term (Years 1 - 5)		
	H23	Former Grove House EPH	0.25	11	Short Term (Years 1 - 5)		
	H29	Land at Moor Lane Copmanthorpe	2.65	889 2	Short Term (Years 1 - 5)		
	H31 #	Eastfield Lane Dunnington	2.51	76 83	Short Term (Years 1 - 5)		
	H38	Land RO Rufforth Primary School Rufforth	0.99	33 21	Short Term (Years 1 - 5)		
	H39 2	North of Church Lane Elvington	0.92	32	Short Term (Years 1 - 5)		
	H46 **#	Land to North of Willow Bank and East of Haxby	2.74 4.90	104	Short Term (Years 1 - 5)		

SECTION 5: HOUSING						
Modification Reference	Proposed Modification				Reason for change	Is the proposed modification considered significant for the purposes of SA?
		Road, New Earswick				
H52 [#]	Willow House EPH, Long Close Lane	0.20	15	Short Term (Years 1 - 5)		
H53 ³	Land at Knapton Village	0.33	4	Short Term (Years 1 - 5)		
H55 [#]	Land at Layerthorpe	0.20	20	Short Term (Years 1 - 5)		
H56^{**#}	Land at Hull Road	4.00	70	Short Term (Years 1 - 5)		
H58 [#]	Clifton Without Primary School	0.70	215	Short Term (Years 1 - 5)		
H59^{**#}	Queen Elizabeth Barracks - Howard Road, Strensall	1.34	45	Medium to Long Term (Years 6 - 15)		
SH1	Land at Heworth Croft	1.7	160 ²	Years 1-5		
ST1 ^{**}	British Sugar/Manor School	46.3	1,200	Lifetime of the Plan (Years 1 - 16)		

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Modification Reference	Proposed Modification					Reason for change	Is the proposed modification considered significant for the purposes of SA?
	ST2	Civil Service Sports Ground Millfield Lane	10.40	2636	Short to Medium Term (Years 1 – 10)		
	ST4#	Land Adjacent to Hull Road	7.54	211-263	Short to Medium Term (Years 1 – 10)		
	ST5	York Central	35.0	1,700 2,500	Lifetime of the Plan and Post Plan period (Years 1 – 21)		
	ST7#	Land East of Metcalfe Lane	34.5	845	Lifetime of the Plan (Years 1 – 16)		
	ST8#	Land North of Monks Cross	39.5	968-970	Lifetime of the Plan (Years 1 – 16)		
	ST9#	Land North of Haxby	35.0	735	Lifetime of the Plan (Years 1 – 16)		
	ST14#	Land West of Wigginton Road	55.0	1,348	Lifetime of the Plan and Post Plan period (Years 1 – 21)		

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	ST15#	Land West of Elvington Lane	159.0	3,339	Lifetime of the Plan and Post Plan period (Years 1 – 21)		
	ST16	Terry's Extension Site – Terry's Clock Tower (Phase 1)	2.18	22	Short Term (Years 1-5)		
	ST16	Terry's Extension Site – Terry's Car Park (Phase 2)		3923	Short to Medium Term (Years 1 – 10)		
	ST16	Terry's Extension Site – Land to rear of Terry's Factory (Phase 3)		56	Short to Medium Term (Years 1 – 10)		
	ST17#	Nestle South (Phase 1)	2.35	263 279	Short to Medium Term (Years 1 – 10)		
	ST17#	Nestle South (Phase 2)	4.70	600 302	Medium to Long Term (Years 6 – 15)		
	ST31	Land at Tadcaster Road, Copmanthorpe	8.10	158	Short to Medium Term (Years 1-10)		

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	ST32#	Hungate (Phases 5+)	2.17-1.1	328570	Short to Medium Term (Years 1-10)	
	ST33	Station Yard, Wheldrake	6.0	147-150	Short to Medium Term (Years 1-10)	
	ST35**	Queen Elizabeth Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)	
	ST36**	Imphal Barracks, Fulford Road	18.0	769	Post Plan period (Years 16-21)	
<p>*Allocated for specialist housing (Use Class C3b) for residential extra care facilities in association with the Wilberforce Trust.</p> <p>** Sites that contain existing open space</p> <p>Notes</p> <ol style="list-style-type: none"> Includes completed dwellings on sites where development has commenced. Sites expected to come forward for student housing or communal establishments (and reflected in estimated yield) Site lies within settlement that is washed over green belt, but development does not require very special circumstances to be demonstrated. 						

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM5.3 Policy H1</p> <p>Explanation – paragraphs 5.4 to 5.16</p>	<p>Sites with Existing Permissions</p> <p>5.3 The sites allocated for housing will provide a range and choice of sites capable of meeting future requirements and in line with the spatial strategy for the City of York detailed in Section 3. An estimated yield is attributed to each site and is an indicative figure to demonstrate how the Local Plan housing requirement can be met. For sites with permission the figure is the total number of dwellings approved (as at 1 April 2022). Where the site is without planning permission, the figure is in most cases an estimate based on the size of the site, an assumption about the net developable area, and an assumption about the net residential density aligned to Policy H2. Site yields are only 'indicative', and do not represent a fixed policy target for each individual site. Developers are encouraged to produce the most appropriate design-led solution, taking all national policies and other Local Plan policies into account..</p> <p>Planning permission will be renewed for housing on these sites providing that the proposal accords with the relevant policies in this plan and there have been no material changes to justify refusal of the permission. If renewal of a planning permission is sought the proposal will be tested against the relevant policies in the plan and changes to the previously permitted scheme may be required to ensure the proposed development properly addresses the now extant policies in the plan. Note: as at the 1st April 2017 there were extant planning permissions for 3,578 homes which will contribute towards meeting the overall housing requirement in the Plan.</p> <p>Paragraphs 5.4 to 5.8 deleted</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Superfluous text removed where it does not relate to the implementation of Policy H1.</p>	<p>No. The Proposed Modification is a change to explanatory text and is not considered significant for the purposes of SA.</p>

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>5.9 Local Planning Authorities are expected to demonstrate that they have a rolling five year supply of deliverable sites, measured against the housing requirement set out in Policy SS1, with an additional 5% or 20% buffer (for five years) depending on past delivery to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Developable sites or broad locations should be identified for years 6-10 and where possible for years 11-15. To fulfil these requirements and to provide additional certainty we have the Council has chosen to allocate land for the full plan period, including the greenbelt period, to 2037/38 to meet the minimum housing requirement as set out in Policy SS1 of <u>822 dwellings</u> per year 867 additional dwellings. The Council accepts that there has been persistent under delivery of housing as defined in the NPPF and consequently has included enough land in the early years of the trajectory to ensure there is a 20% buffer in the 5 year supply. This land has been brought forward form later in the plan period. Progress on meeting delivery targets will be assessed through the authority monitoring report and the 20% buffer will be rolled forward within the 5 year supply until such time as the under delivery has been satisfactorily addressed. This does not mean that overall more land has been allocated in the plan, what it does mean is that the development trajectory (see Figure 5.1) ensures that in the early years of the plan additional land is available to address previous under delivery.</p> <p><u>5.10 A number of sites are not expected to complete within the plan period. The total allocated capacity of sites exceeds the Council's housing requirement and if delivery rates can be increased then these sites could provide additional supply to react to market signals.</u></p> <p><u>As part of our desire to generate development opportunities within the City of York, we wrote to and emailed nearly 2,000 contacts from our Local Plan and Strategic Housing Land Availability Assessment (SHLAA) database asking people</u></p>		

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>to submit sites, which they thought had potential for development over the Plan period. The response to the call for sites along with previous proposals from the 2008 call for sites the SHLAA in 2011, the employment land review, and proposals put forward in response to the earlier consultations on this Local Plan generated over 800 sites all of which were tested through the site selection methodology which we consulted on as part of the preferred options Local Plan consultation in 2013 and subsequent consultations as part of the further sites consultation in 2014 and preferred sites consultation in 2016.</p> <p>Paragraphs 5.11 to 5.16 deleted</p>		
<p>MM5.4 Policy H1 Explanation</p>	<p>Figure 5.1: Housing Trajectory - replaced</p>	<p>Graph updated to reflect current position on housing supply in the context of the modified housing requirement.</p>	<p>Yes. The proposed change to supporting text gives effect to the change in housing requirement in Policy SS1 within MM3.1 and sites in Policy H1 MM5.2. It is considered material to the outcomes of the appraisal of Policy H1.</p> <p>The SA was reviewed in light of changes in</p>

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	<p>Housing Requirement and Housing Supply 2017 - 2033</p> <p>The chart displays annual housing completions and supply from 2017/18 to 2032/33. A horizontal line at 822 represents the Annual Housing Requirement. The supply is broken down into: Allocated non-strategic sites (H), Allocated strategic sites (ST), Unallocated sites with extant consent, Unallocated sites with extant consent for communal establishments, and Windfall Allowance (199 from 2025/26).</p>		<p>the SA Report Addendum (May 2021). This should be reviewed and any further implications identified in the SA.</p>

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Legend: ■ Previous Housing Completions ■ Projected Housing Completions Including Windfall Allowance — Housing Target (867 dpa)</p>		
MM5.5 Table 5.2	Table 5.2: Housing Trajectory (Start date 1st April 2017, end date 31st March 2033)	Table deleted given revisions to graph in MM5.4 and further supply information added to Section 3: Spatial Strategy (MM3.4)	Yes. The proposed change to supporting text gives effect to the change in housing requirement and supply in Policy SS1 within MM3.1 and MM3.4 and sites in Policy H1

SECTION 5: HOUSING																																																																																																																							
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<p>MM5.6 Policy H2: Density of Residential Development</p>	<p>Where appropriate, development proposals on strategic sites that are not consistent with the rates above must provide satisfactory justification for a bespoke approach to site density. the specific master planning agreements that provide density targets for that site may override the approach in this policy, which should be used as a general guide.</p>															<p>For clarity and to aid effectiveness in line with paragraph 154 of NPPF 2012.</p>	<p>No. The proposed change provides clarity within the wording but the policy provisions remain.</p>																																																																																																						

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MM5.7 Policy H2 explanation	<p>Figure 5.2 Density Zones</p> <p>Legend</p> <ul style="list-style-type: none"> Rural and Villages York Urban Area Suburban area and Haxby/Wigginton City Strategic Settlements Main Rail Network Main Road Network <p>© Crown copyright and database rights 2020 Ordnance Survey 100020818</p>	Figure replaced for clarity and effectiveness, with legend corrected to reflect zones in policy H2.	No. The Proposed Modification is presentational.

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM5.8 Policy H3: Balancing the Housing Market	Policy H3: Balancing the Housing Market The Council will expect developers to provide housing solutions that contribute to meeting York's housing needs, as identified in the latest Local Housing Needs Assessment (LHNA) and in any other appropriate local evidence. New residential development should therefore maintain, provide or contribute to a mix of housing	To aid effectiveness with reference to latest evidence and enhance clarity for decision making purposes in line with	Yes. The proposed change includes reference to latest evidence base regarding need. Although the policy

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.</p> <p>seek to balance the housing market across the plan period and work towards a mix of housing identified in the Strategic Housing Market Assessment (SHMA). Proposals for residential development will be required to balance the housing market by including a mix of types of housing which reflects the diverse mix of need across the city. This includes flats and smaller houses for those accessing the housing market for the first time, family housing of 2 to 3 beds and homes with features attractive to older people.</p> <p>The housing mix proposed should have reference to the SHMA and be informed by:</p> <ul style="list-style-type: none"> Up to date evidence of need including at a local level; and The nature of the development site and the character of the local surrounding area. 	<p>paragraph 154 of NPPF 2012.</p>	<p>was assessed as having significant positive effects on housing (SA Objective 1) in the SA Report (2018) and the change would be considered to reinforce these findings, the assessment commentary referenced the 2016 SHMA. This should be reviewed in light of the 2022 City of York LHNA.</p>
<p>MM5.9 Policy H3: Balancing the Housing Market</p>	<p>Proposals will be supported that are suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care.</p> <p>Housing should be built as flexible as possible to accommodate peoples' changing circumstances over their lifetime. The Council will encourage developers to deliver an appropriate proportion of housing that meets the higher access standards of Part M Building Regulations (Access to and use of buildings), unless it is demonstrated that characteristics of the site provide reasons for delivery to be inappropriate, impractical or unviable.</p> <p>a broad cross section of society to help meet a wide range of needs.</p>	<p>To aid effectiveness, recognising the needs highlighted in the LHNA and to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>Yes. The policy provides additional requirements regarding access to homes. Although the policy was assessed as having significant positive effects on housing (SA Objective</p>

SECTION 5: HOUSING			
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			1) in the SA Report, the additional requirement should be reviewed for implications.
MM5.10 Policy H4: Promoting and Custom House Building	Policy H4: Promoting Self and Custom House Building As part of meeting housing need, proposals for self and custom house building, to be occupied as homes by those individuals, will be supported where they are in conformity with all other relevant local and national policies. Proposals for residential development on strategic sites (sites 5ha and above) developers will be required to supply at least 5% of dwelling plots for sale to self builders or to small/custom house builders subject to appropriate demand being identified by the Council . Plots should be made available at competitive rates...	To aide effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The proposed change identifies that strategic residential developments will provide for plots for self-builders. The SA recognises this requirement in the assessment of the policy. Significant positive effects on housing (SA Objective 1) were assessed in the SA Report (2018). The change is not significant for the purposes of SA. Other changes are not significant.

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM5.11 Policy H5: Gypsies and Travellers</p>	<p>Safeguarding Existing Supply</p> <p>Proposals which fail to protect existing Gypsy and Traveller sites or involve a loss of pitches/plots will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made. Existing Gypsy and Traveller sites are shown on the <u>proposals policies</u> map, and are listed below:</p> <p>...</p> <p>a) Within Existing Local Authority Sites</p> <p>In order to meet the need of Gypsies and Travellers that meet the planning definition, <u>10 3</u> additional pitches will be <u>provided-identified</u> within the existing <u>three</u> Local Authority sites at:</p> <ul style="list-style-type: none"> <u>Water Lane, Clifton; and</u> <u>Outgang Lane, Osboldwick.</u> <p>b) Within Strategic Allocations</p> <p>In order to meet the need of those <u>30 44</u> Gypsies and Traveller households that <u>do and</u> do not meet the planning definition:</p> <p><u>Residential development proposals on strategic sites Applications for larger development sites of 5 ha or more will be required to provide a number of pitches within the site or provide alternative land that meets the criteria set out in part c) of this policy to accommodate the required number of pitches.</u></p>	<p>To ensure the Plan is justified, reflecting up to date evidence in the published 2022 GTAA, and to provide clarity, including in the application of the policy cascade.</p>	<p>Yes. The Proposed Modification includes changes to the number of pitches to be required in the Local Plan. The SA Report Addendum (May 2021) updated the SA assessment following changes identified at that stage. These requirements have subsequently been updated in response of the 2022 GTAA. This should be reviewed.</p>

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Commuted sum payments to contribute to development of pitches elsewhere will only be considered where it is demonstrated that on site delivery is not achievable due to site constraints and that there are no suitable and available alternative sites for the required number of pitches that can be secured by the developer</p> <ul style="list-style-type: none"> • provide a number of pitches within the site; or • provide alternative land that meets the criteria set out in part (c) of this policy to accommodate the required number of pitches; or • provide commuted sum payments to contribute towards to development of pitches elsewhere. 		
MM5.12 Policy H5: Gypsies and Travellers	<p>c) Planning Applications</p> <p>In addition, proposals will be expected to:</p> <p>...</p> <p>vii. ensure that the size and density of pitches/plots are in accordance with have regard to best practice guidance;...</p>	To ensure consistency with the NPPF and to provide clarity.	No. The SA provides a high level appraisal of Policy H5 and the proposed modifications to the policy wording are not considered significant for the purposes of SA.
MM5.13 Policy H6: Travelling Showpeople	<p>...</p> <p>Safeguarding Existing Supply</p> <p>Proposals which fail to protect existing Travelling Showpeople yards or involve a loss of pitches/plots will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made. Existing Travelling Showman</p>	To ensure the Plan is justified, reflecting up to date evidence in the published 2022 GTAA, and to provide clarity.	Yes. The Proposed Modification includes changes to the number of plots required in the Local Plan. The SA Report Addendum

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	<p>yards are shown on the proposals policies map, namely The Stables, Elvington (temporary permission until 2020).</p> <p>Meeting Future Need</p> <p>There is a total need of 3-4 Showpeople plots over the plan period (this includes the plot with temporary planning permission at The Stables). This is split into 2 plots in years 2016-21, and 1 plot in the period 2032.</p> <p>...</p>		(May 2021) updated the SA assessment following changes identified at that stage. These requirements have subsequently been updated in response of the 2022 GTAA. This should be reviewed.
<p>MM5.14 Policy H6: Travelling Showpeople</p>	<p>...</p> <p>c) Planning Applications</p> <p>In addition to the above allocated sites, development for Showman sites will be permitted where proposals:</p> <p>...</p> <p>iv. ensure that development does not have an undue impact on the residential amenity of current residents and future occupiers, including leading to unacceptable levels of congestion, pollution and air quality; and</p> <p>...</p> <p>In addition, proposals will be expected to:</p> <p>...</p>	To ensure consistency with the NPPF and to provide clarity.	No. The SA provides a high level appraisal of Policy H6 and the proposed modifications to the policy wording are not considered significant for the purposes of SA.

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MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3	... 5.38 Table 5.3 overleaf is taken from the City of York Gypsy and Travellers Accommodation Assessment (2022) Update (2017) and summarises the number of households in York which do/do not meet the definition. Table 5.3: Need for Gypsy and Traveller Households broken down by Local Plan Policy Type Meeting the Revised Definition of a Traveller <table border="1" data-bbox="385 981 1258 1348"> <thead> <tr> <th>Delivery Status</th> <th>Gypsy and Traveller Policy</th> <th>Housing Policy</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Meet Planning Definition</td> <td>15</td> <td>0</td> <td>15</td> </tr> <tr> <td>Do not meet Planning Definition</td> <td>0</td> <td>25</td> <td>25</td> </tr> <tr> <td>Total</td> <td>15</td> <td>25</td> <td>40</td> </tr> </tbody> </table>	Delivery Status	Gypsy and Traveller Policy	Housing Policy	Total	Meet Planning Definition	15	0	15	Do not meet Planning Definition	0	25	25	Total	15	25	40	To ensure the Plan is justified, reflecting up to date evidence in the published 2022 GTAA, and to provide clarity.	Yes. The proposed changes reflect the changes in pitches/plots identified in MM5.11 and MM5.13.
Delivery Status	Gypsy and Traveller Policy	Housing Policy	Total																
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	...		
<p>MM5.16</p> <p>Policy H5 and H6 Explanation – paragraph 5.42</p>	<p>5.42 The suitability of the location of any further sites for Gypsies, Travellers or Travelling Showpeople which come forward during the plan period will be determined in accordance with criteria i – v of Policies H5 and H6. These consider the natural and historic environment, access to public transport and services, road access and congestion, flood risk and amenity. The development of the allocated sites and any further sites that come forward during the plan period will be determined in accordance with Policies H5 and H6 criteria vi – x. These consider the provision of storage and recreation space, amenity provision, size and density of pitches/plots, landscaping of the site, amenity of nearby residents and future occupiers of the site.</p> <p>5.42 The suitability of sites not allocated for Gypsies, Travellers or Travelling Showpeople in this Local Plan will be assessed against the locational principles within criteria i-v of Policies H5 and H6 (Part C) as appropriate. All development proposals (including those forming part of a strategic allocation) will need to demonstrate that the site’s design and layout observes the principles within criteria vi-x of Policies H5 and H6, as appropriate.</p> <p>Where proposals seek to provide a commuted sum in lieu of either on or off-site pitch provision, applications will need to comprehensively demonstrate the following:</p> <ol style="list-style-type: none"> 1. That the design parameters (vi – x in part C of Policy H6) cannot be satisfactorily achieved through evidence of a site and masterplan appraisal (which should include layout and capacity assessments as 	<p>To provide clarity on the policy approach and planning application requirements.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 5: HOUSING			
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	<p>well as a demonstration of all reasonable attempts to overcome any site constraints); and,</p> <p>2. That there are no available sites which would be suitable for the number of pitches required. Evidence should include an appraisal of sites on the market at the time of the application with clear justification for their rejection.</p> <p>Commuted sums will be calculated on the basis that costs are met in full including, where appropriate, land purchase, professional fees, construction, and operating costs.</p>		
MM5.17 Policy H7: Student Housing	<p>Policy H7: Off Campus Purpose Built Student Housing</p> <p>The University of York and York St. John University must address the need for any additional student housing which arises because of their future expansion of student numbers. In assessing need, consideration will be given to off campus provision and the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation. To meet any projected shortfall, provision by the University of York can be made on either campus. Provision by York St. John University is expected to be off campus but in locations convenient to the main campus.</p>	<p>To aide effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012, making clear the policy relates to off campus provision only.</p> <p>Approach to securing affordable housing contributions introduced in order to support the Plan's overall contribution to meeting affordable housing</p>	<p>Yes. The Proposed Modification sets out various policy wording changes in relation to student housing and the policy name. The SA should be reviewed for implications.</p>

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	<p>SH1: Land at Heworth Croft, as shown on the proposals <u>policies</u> map, is allocated for student housing for York St. John University students.</p> <p>Proposals for <u>new off campus purpose built</u> student accommodation, <u>other than the allocation at SH1</u>, will be <u>permitted supported</u> where all of the following criteria are satisfied:</p> <ul style="list-style-type: none"> i. there is a proven <u>it can be demonstrated that there is a</u> need for student housing <u>which cannot be met on campus</u>; and ii. it is in an appropriate location for education institutions and accessible by sustainable transport modes; <u>iiia</u> <u>The rooms in the development are secured through a nomination agreement for occupation by students of one or more of the University of York and York St. John University</u>; and iii. the development would not be detrimental to the amenity of nearby residents and the design and access arrangements would have a minimal impact on the local area. <u>iv.</u> <u>The accommodation shall be occupied only by full-time students enrolled in courses of one academic year or more and conditions or obligations shall be imposed to secure compliance with this requirement and for the proper management of the properties</u> 	needs (in accordance with NPPF 2012 and evidence at EX/CYC/107-3)	

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>For new student accommodation a financial contribution should be secured towards delivering affordable housing elsewhere in the City. The contribution will be calculated on a pro rate basis per bedroom using the following formula:</p> $\text{Average York Property price} - \text{Average York Fixed RP Price} \times 2.5\% = \text{OSFC per student bedroom}$ <p>The contribution will be required only from the number of units creating a net gain. For mixed-use developments of student accommodation with general housing a pro-rata approach will be used to determine whether a contribution is required, and how much this should be. Contributions towards affordable housing provision from new student accommodation will not be sought where the student accommodation site which at the date of adoption of the Plan is owned by a university and which will continue to be owned by a university to meet the accommodation needs of its students. Where a developer considers the contribution cannot be fully met they should justify the level of provision proposed through an open book appraisal to demonstrate to the Council's satisfaction that the development would not otherwise be viable.</p> <p>Developers may not circumvent this policy by artificially subdividing sites, and are expected to make efficient use of land.</p>		

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Conditions will be used to ensure the proper management of the accommodation in the interests of the amenity of adjacent properties and that any development remains occupied by students in perpetuity, unless and until an alternative use is approved by the Council.</p>		
<p>MM5.18</p> <p>Policy H7</p> <p>Explanation – paragraph 5.47</p>	<p>...</p> <ul style="list-style-type: none"> the likely future supply of accommodation based on extant planning permissions and estate strategies of the relevant education provider. <p>The assessment should form the basis of a formal agreement between a developer and an education provider, confirming the number of bedspaces and accommodation type required.</p>	<p>To provide clarity on the policy requirement in the context of changes included at MM5.5.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>
<p>MM5.19</p> <p>Policy H9: Older Persons Specialist Housing</p>	<p>...</p> <p>Residential development proposals on Strategic sites (over 5ha) should incorporate the an appropriate provision of accommodation types for older persons in accordance with Policy H3 within their site masterplanning. For sheltered/extra care accommodations a mix of tenures will be supported.</p>	<p>To aide effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>No. The proposed change identifies that strategic residential developments will provide older persons accommodation. The SA recognises this requirement in the assessment of the policy. Significant</p>

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	Where development falls within Use Class C3, affordable housing provision will be required in line with the requirements set out in policy H10.		positive effects on housing (SA Objective 1) were assessed in the SA Report (2018). The change is not significant for the purposes of SA.
MM5.20 Policy H9 explanation – paragraph 5.59	Where specialist accommodation is provided, it will be important to ensure that it enables residents to live independently as far as possible by ensuring it is located close to facilities and services or that they are accessible by public transport. Residential development on S strategic sites (of over 5ha) should incorporate a wider range of accommodation suitable for older people	To aid effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM5.21 Policy H10: Affordable Housing	Policy H10: Affordable Housing To help maximise the planning system's contribution to meeting affordable needs and to support the Council's target to deliver 3,265 affordable dwellings, affordability across the housing market, the Council will support residential schemes for 25 or more dwellings will be permitted where the following criteria are satisfied which:	Simplification of policy (justified by HS/P3/M1/AHP/1a) to aid effectiveness and clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The Proposed Modification sets out various policy wording changes in relation to affordable housing thresholds and targets. The SA should be reviewed for implications.

SECTION 5: HOUSING																					
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?																		
	<p>i. reflect the relative viability of development land types in York by providing affordable housing is provided percentage levels for site thresholds as set out in accordance with Table 5.4 as a minimum. Higher rates of provision will be sought where development viability is not compromised.</p> <p>Table 5.4: Affordable Housing Site Thresholds</p> <table border="1"> <thead> <tr> <th>Threshold</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Brownfield sites => of 15 or more dwellings (gross)</td> <td>20%</td> </tr> <tr> <td>Greenfield sites => of 15 or more dwellings (gross)</td> <td>30%</td> </tr> <tr> <td>Urban, Suburban and Rural All sites 115-142 dwellings</td> <td>210%¹</td> </tr> <tr> <td>Urban brownfield sites 5-10 dwellings²:</td> <td>15%⁴</td> </tr> <tr> <td>Urban greenfield sites 5-10 dwellings²</td> <td>19%⁴</td> </tr> <tr> <td>Urban brownfield sites 2-4 dwellings²</td> <td>6%⁴</td> </tr> <tr> <td>Urban greenfield sites 2-4 dwellings²</td> <td>10%⁴</td> </tr> <tr> <td>Sub-urban brownfield sites 5-10 dwellings²</td> <td>10%⁴</td> </tr> </tbody> </table>	Threshold	Target	Brownfield sites => of 15 or more dwellings (gross)	20%	Greenfield sites => of 15 or more dwellings (gross)	30%	Urban, Suburban and Rural All sites 115-142 dwellings	210% ¹	Urban brownfield sites 5-10 dwellings ² :	15% ⁴	Urban greenfield sites 5-10 dwellings ²	19% ⁴	Urban brownfield sites 2-4 dwellings ²	6% ⁴	Urban greenfield sites 2-4 dwellings ²	10% ⁴	Sub-urban brownfield sites 5-10 dwellings ²	10% ⁴		
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	<p>Average York Property price – Average York Fixed RP Price x 10% Target = OSFC per dwelling</p> <p>iv. make provision which reflects tenure split in terms of social renting and intermediate housing, as set out in the most up to date SHMA, LHNA or other best available evidence.</p> <p>v. fully integrate the affordable housing is fully integrated by pepper potting throughout the development with no more than two affordable dwellings placed next to each other. The size and type of homes should be a pro rata mix of the total homes provided on site, taking into account current assessments of local need where on-site provision is required. The affordable housing should be and is visually indistinguishable from the open market dwellings.</p> <p>...</p> <p>This policy will apply if a development proposal below thresholds in table 5.4 is followed by an obviously linked proposal at any point where the original permission remains extant or up to 5 years following completion of the first scheme, and the</p>		

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	combined total of dwellings (or floorspace) is 5 or more dwellings (or 1,100sqm or more floorspace).		
MM5.22 Policy H10 explanation	<p>Thresholds</p> <p>5.60 NPPF (2012) requires Councils to set policies for meeting identified affordable housing need, and that those policies should be sufficiently flexible to take account of changing market conditions.</p> <p>5.61 Given the conclusions reached in the City of York Affordable Housing Viability Study (2010) and Annex 1 (2011) (AHVS) and the City of York Local Plan and CIL Viability Assessment (2017), Based on viability evidence prepared in support of the Local Plan, developments within York are expected should be able to provide the target minimum levels of affordable homes set out in Policy H10 approved for development management purposes. Therefore no individual site assessment will be required where submissions proposals achieve these policy requirements targets and this is to be encouraged in order to reduce time on further analysis and negotiation.</p> <p>...</p>	For clarification and to support interpretation of the modifications at MM5.9.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

	<p>Types</p> <p>5.63 Affordable housing in York includes social rented and intermediate housing provided to specified eligible households whose needs are not being met by the open housing market, and who cannot afford to enter that market. The definition specifically excludes low cost market housing.</p> <p>Tenure/Mix</p> <p>5.64 The City of York Council SHMA and Addendum (2016) recommends an 80% social and affordable rented and 20% intermediate split.</p> <p>5.65 A full range of property sizes and types tenures are needed to satisfy the affordable housing needs of the city and providing small or poor quality accommodation will not be seen as satisfying the policy. In order to help build mixed and sustainable communities the mix and tenure of affordable homes provided on sites should have regard to the latest LHNA (or other available evidence) need to be pro-rata of the market homes, integrated within the site and indistinguishable from the market housing on site.</p> <p>5.66 The affordable homes should be visually indistinguishable from the open market dwellings and need to be fully integrated within the development by pepper potting throughout with no more than two affordable dwellings placed next to each other. The exception to this is apartment blocks if they are to be transferred freehold to Registered Providers. These affordable apartment homes should be provided in an apartment block rather than pepper potted throughout the development. The size and type of homes should be a pro-rata mix of the total homes provided on site, taking into account current assessments of local need where on-site provision is required. The affordable housing should be visually indistinguishable from the open market dwellings.</p>		
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SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>5.67 The Council will make public any updates to the evidence on housing mix and tenure split that is currently provided in the SHMALHNA. Developers should consult the Council’s web site prior to making any planning application to confirm the then current position on this matter. Information related to the average York property price and fixed RP price will also be provided on the Council’s website.</p> <p>Provision</p> <p>5.68 In accordance with national guidance affordable housing provision for sites of 15 homes and above will normally be expected to be provided on site. Following the change to national planning guidance, the council can no longer seek financial contributions towards affordable housing on rural schemes of 1 to 10 units with a gross area of no more than 1,000sqm. Planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1 to 10 new homes with a total gross floorspace of more than 1,000sqm.</p> <p>The commuted sum is calculated using the following formula and will be updated annually:</p> <p>Average York Property price – Average York Fixed RP Price x % Target =</p>		

SECTION 5: HOUSING																												
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?																									
	<p style="text-align: center;">OSFC per dwelling</p> <p>Table 5.5: Commuted Payment Calculation</p> <table border="1"> <thead> <tr> <th>Dwelling threshold</th> <th>Average York property price (Land Registry March 2017)</th> <th>Average York fixed-RSL price</th> <th>% target</th> <th>Commuted payment</th> </tr> </thead> <tbody> <tr> <td>Urban, Suburban and Rural sites 11-14 dwellings</td> <td>£241,042</td> <td>£75,000</td> <td>20%</td> <td>£33,208.40</td> </tr> <tr> <td>Urban brownfield sites 5-10 dwellings[†]</td> <td>£241,042</td> <td>£75,000</td> <td>15%</td> <td>£24,906.30</td> </tr> <tr> <td>Urban greenfield sites 5-10 dwellings[†]</td> <td>£241,042</td> <td>£75,000</td> <td>19%</td> <td>£31,547.98</td> </tr> <tr> <td>Urban brownfield sites 2-4 dwellings[†]</td> <td>£241,042</td> <td>£75,000</td> <td>6%</td> <td>£9,963</td> </tr> </tbody> </table>	Dwelling threshold	Average York property price (Land Registry March 2017)	Average York fixed-RSL price	% target	Commuted payment	Urban, Suburban and Rural sites 11-14 dwellings	£241,042	£75,000	20%	£33,208.40	Urban brownfield sites 5-10 dwellings [†]	£241,042	£75,000	15%	£24,906.30	Urban greenfield sites 5-10 dwellings [†]	£241,042	£75,000	19%	£31,547.98	Urban brownfield sites 2-4 dwellings [†]	£241,042	£75,000	6%	£9,963		
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	Urban greenfield sites 2-4 dwellings ¹	£241,042	£75,000	10%	£16,604.20	
	Sub-urban brownfield sites 5-10 dwellings ¹	£241,042	£75,000	10%	£16,604.20	
	Sub-urban greenfield sites 5-10 dwellings ¹	£241,042	£75,000	15%	£24,906.30	
	Rural brownfield sites 5-10 dwellings ¹	£241,042	£75,000	11%	£18,265	
	Rural brownfield sites 2-4 dwellings ¹	£241,042	£75,000	3%	£4,984	
	Rural greenfield sites 5-10 dwellings ¹	£241,042	£75,000	17%	£28,227	
	Rural greenfield sites 2-4 dwellings ¹	£241,042	£75,000	8%	£13,283	
	Note					
	1	For sites that have a maximum combined gross floorspace of more than 1,000sqm				

SECTION 5: HOUSING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>5.70 Any other off site provision or commuted payment in lieu of on-site provision for affordable housing will only be acceptable if it is robustly justified. The commuted payment will be calculated as the difference between the transfer price and the market value of the specific home(s) on that site.</p> <p>Artificial Subdivision</p> <p>5.71 Artificial subdivision where it is proposed to phase development, sub-divide sites or when there is a reasonable prospect of adjoining land being developed for residential purposes in tandem or the future, the Council, will consider the whole site for the purpose of determining whether the scheme falls above or below the thresholds</p> <p>...</p>		

Table A0.5 Section 6 – Health and Wellbeing

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM6.1 Policy HW1: Protecting Existing Facilities</p>	<p>The Council will work with local communities and voluntary sector organisations to help preserve and re-use existing community assets.</p> <p>Development proposals which involve the loss of existing community facilities, or facilities last used for community purposes, will not only be supported in exceptional circumstances where; unless it can be demonstrated that:</p> <ul style="list-style-type: none"> i. facilities of equivalent or greater capacity and quality (in terms of function, accessibility, adaptability and variety of use) are provided elsewhere on the site; or ii. if site constraints do not allow on-site re-provision, facilities of equivalent or greater capacity and quality (as defined above) are re- provided off-site, in a location that equivalently or better serves the local community's needs, and is well served by public transport and easy to reach on foot and by bike; iii. robust evidence is submitted to demonstrate that the facilities no longer serve a community function and demonstrably cannot be adapted to meet other community needs or are surplus to requirements; or iv. in the case of commercial facilities, evidence is provided that demonstrates the facilities are no longer financially viable with no market interest 	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>Yes. The changes are linked to clarity in line with the NPPF and are not significant in themselves. However, the specific original wording is reflected in the commentary for the assessment against access to services (SA Objective 5), which was assessed as having significant positive effects in the 2018 SA Report.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Developers must consult with the local community about the value of the asset and the impact that a loss of facilities may have. If Where facilities are to be re-provided elsewhere, a clear commitment to replace them will be secured as part of the planning permission or S106 agreement. in a timely manner must be evidenced, in order for planning permission to be granted. Where the facilities have been re-provided or re-located in advance, evidence of this re-provision should be included within any planning application.</p>		
<p>MM6.2 Policy HW1 explanation – paragraph 9.5</p>	<p>For the purpose of the policies within this section, community facilities should be taken to mean the buildings, facilities, and services that meet the day-to-day-needs of communities. This may include libraries, post offices, public houses and community meeting places, such as youth groups, places of worship, and parish and village halls.</p>	<p>To make clear that public houses fall within the remit of Policy HW1.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>
<p>MM6.3 Policy HW1 explanation – paragraph 6.9</p>	<p>A loss of viable community facilities will only be permitted if they are replaced by facilities of equal or greater capacity and quality (and the replacement is secured by planning obligation) and met by developer contributions. In exceptional circumstances, their loss will be approved if it can be demonstrated that they no longer serve a community function and cannot be adapted to meet other community needs, or are surplus to requirements. Applications which involve the disposal of community assets must therefore include an assessment of the current function, accessibility, and adaptability of the facility. Any assessment which seeks to demonstrate that the facility is surplus to requirements must provide evidence of facilities in the immediate area which can appropriately cater</p>	<p>To add clarity on the planning application requirements.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>for the loss of the relevant facility and is accessible for current users by public transport, foot and cycle. Applications must demonstrate how alternative other facilities will meet or exceed these standards of provision from the facility to be lost....</p>		
<p>MM6.4 Policy HW1 explanation – paragraph 6.10</p>	<p>The Local Plan has an important role to play in ensuring that community facilities are provided in the most effective and accessible way. Existing services must be protected as much as possible, however, it is also important to ensure that existing facilities are 'fit for purpose'. Changes in the economic climate may mean that some commercial facilities (such as public houses) are no longer financially viable. Only in such circumstances, and when no alternative community use is possible, a loss of commercial facilities will be permitted. Evidence that the facilities have been appropriately marketed for a minimum of a two years year without success will be required to demonstrate they are unviable. This should consist of (as a minimum) a report explaining the marketing process and its outcomes, including the terms offered, any interest received and why it was not successful. In addition, an open book based viability appraisal must be submitted to demonstrate that the facility is not viable, and could not reasonably be made viable</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012. Making clear the marketing evidence and requirements in the case of loss of commercial facilities.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>
<p>MM6.5 Policy HW2: New Community Facilities</p>	<p>Applications for strategic residential developments must be accompanied by an audit of existing community facilities and their current capacity, prepared by the applicant. Developments that place additional demands on existing services will be required to provide proportionate new or expanded community facilities, to meet the needs of existing and future</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>Yes. The changes are linked to clarity in line with the NPPF and are not significant in themselves. However, the specific original wording is</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>occupiers. These should be provided on site or, <u>where on site provision is not possible due to site constraints, or where the council agrees provision could better meet needs elsewhere,</u> developer contributions will be sought to provide <u>new or expanded facilities.</u> these additional facilities.</p> <p>As the population grows and population demographics change over the plan period, new facilities will be required. The Council will work with communities and other partners to help address deficits in community facilities.</p> <p>The Council will support applications for new <u>or expanded</u> community facilities when an existing deficit or future need has been identified. <u>Where appropriate, f</u> facilities should be designed to be adaptable and multi-purpose, in order to future-proof services and enable a wide range of community uses. Any new or expanded facilities must be accessible and well-served by public transport, footpaths and cycle routes.</p>	<p>The second paragraph of the policy has been moved to supporting text.</p>	<p>reflected in the commentary for the assessment against health (SA Objective 2) in the SA Report (2018). This should be reviewed.</p>
<p>MM6.6 Para 6.12a</p>	<p><u>As the population grows and demographics change over the plan period, new facilities will be required. The Council will work with communities and other partners to help address deficits in community facilities.</u></p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>The second paragraph of Policy HW2 has been moved to supporting text.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM6.7 Policy HW3: Built Sport Facilities</p>	<p>...</p> <p>For strategic sites facilities should be provided on-site, where possible. If Where off-site provision is necessary or more appropriate, facilities should still be accessible to the community it will serve residents; be well served by public transport; and be easy to reach on foot and by bike. Applications for strategic residential developments must be accompanied by an audit of existing built sports facilities and their current capacity, prepared by the applicant.</p> <p>The loss of built sports facilities (either currently or last used for sports activities) will only be permitted in exceptional circumstances where:</p> <ul style="list-style-type: none"> • a needs assessment provided by developers, and in accordance with the most up to date Built Sports Facilities Strategy (or subsequent replacement strategy), identifies an over-provision in the area; or • the development only affects part of the site and does not impact on reduce its value capacity for sport; or • it would be replaced by a facility of equivalent or better quality and capacity, in a location that still serves the same community which is accessible by public transport, foot and bicycle. and that has adequate management arrangements. • the proposal is for alternative built sports facilities where the need outweighs the loss of the existing facility. <p>Development for new or expanded built sports facilities will be strongly supported where a deficiency in or future provision has been identified,</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Reference to management arrangements has been deleted and incorporated into the supporting text - shown in the modification below:</p>	<p>Yes. The SA should be reviewed for the implications in relation to the provision of sport facilities. The SA Report (2018) commentary for access to services (SA Objective 5) referred to the Built Sports Facilities Strategy and this should be reviewed in light of the changes.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	and when it is well located, accessible to all in terms of age and ability, subject to the specific sports uses proposed , and when suitable infrastructure exists or can be created to manage and maintain the facility. Development of new sports facilities should be co-located with other health and community facilities and schools, where possible, to encourage participation in exercise. Any future demand should, in the first instance, be met through extensions and expansion of existing high-quality sustainable sites.		
MM6.8 Para 6.20	New development must not compromise current or future residents' health and wellbeing and the Council will work to safeguard existing sports facilities. Where new facilities are required to address need arising from a new development, suitable management arrangements and/or an appropriate operator would be required to be secured as part of the obligations. York's built sports facilities will be protected unless it can be demonstrated that the use is no longer viable, is surplus to need, or that high-quality alternative provision can be made that maintains a service in the existing area of benefit.	Reference to management arrangements has been deleted from the policy text and incorporated into the supporting text.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM6.9 Policy HW4: Childcare provision	The Council will support development proposals for new or expanded childcare provision where that helps meet the city's need for childcare provision All new strategic sites Applications for strategic residential developments, and as listed in Table 5.1 must be accompanied by will be expected to conduct an audit of existing childcare facilities and their current capacity.	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The proposed modification clarifies expectations re childcare provision. The Policy was assessed as having significant positive effects against access to services (SA Objective 5) in the SA Report

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>If increased demand from new residents would be expected to exceed the existing capacity of facilities in the vicinity, additional new facilities must be incorporated into the masterplanning of the site. Developer contributions will be sought to provide new or expanded facilities. and supported by developer contributions unless it can be demonstrated that this is not viable or deliverable.</p> <p>Proposals which fail will lead to the loss of to protect existing childcare facilities must will be refused unless it can be demonstrated that the provision is no longer required, or no longer viable, or if that equivalent replacement facilities can will be provided elsewhere. This will be secured as part of the planning permission or S106 agreement.</p> <p>Applications for new childcare provision should be accompanied by an assessment that demonstrates the need for additional childcare provision in the locality. The Council will work with schools, parents and carers to ensure that their needs are understood.</p> <p>Any proposed new or replacement childcare facilities should be sited in accessible locations within or near to the areas of identified need, they should be well-served by public transport, and be easily accessible by walking and by bike.</p>		(2018) and the changes reinforce the findings.
MM6.10 Policy HW5: Healthcare services	Primary and Secondary Care	To aid effectiveness and enhance clarity for decision making purposes in line with	Yes. The Proposed Modification includes additional requirements in regard to re-provision of

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>The Council will work closely with GPs and the NHS Vale of York Clinical Commissioning Group (or any successor organisation) to understand the current and projected primary care needs of communities.</p> <p>The Council will support the provision of new or enhanced primary and secondary care services when there is an identified need.</p> <p>Improved, enlarged or additional primary or secondary healthcare facilities will may be required to support residential developments that place additional demands on services beyond their current capacity, in line with the National Planning Policy Framework.</p> <p>Developer contributions will be required to support the increase in provision. An assessment of the accessibility and capacity of existing primary and secondary care services will be required at the application stage for all residential strategic sites.</p> <p>Development P proposals which fail to protect include existing primary or secondary care services must re-provide the service as part of the proposal or involve the loss of services, will not be supported, unless it can be demonstrated the facilities are no longer required or that relocating facilities would better meet the community's needs.</p> <p>Any new primary or secondary care facilities must be easily accessible by public transport, walking, and cycling.</p> <p>Secondary Care</p>	<p>paragraph 154 of NPPF 2012.</p> <p>The first paragraph is moved to the explanatory text.</p> <p>Primary and secondary care have been combined into one for clarity and consistency and to avoid repetition.</p>	<p>services. The SA should be reviewed for implications.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>The Council will work closely with the York Teaching Hospital NHS Foundation Trust, and with Tees, Esk and Wear Valley NHS Foundation Trust (or any successor organisations), to understand their needs; help ensure their sites are fit for purpose; and enable them to provide safe, effective and sustainable healthcare, for the plan period and beyond.</p>		
<p>MM6.11 Policy HW5: Healthcare services</p>	<p>York Teaching Hospital NHS Foundation Trust</p> <p>The Council will support the redevelopment of York Teaching Hospital NHS Foundation Trust (as identified on the Proposals Policies Map) to enable it to expand its capacity; to uphold and improve the quality of secondary care it delivers; and ultimately to remain on its existing site for the long term, ensuring the optimum delivery of secondary care services in York.</p> <p>The Council will support the redevelopment of the staff car park on the existing York Teaching Hospital NHS Foundation Trust site to meet its immediate need for increased capacity in Accident and Emergency. The Council will work with York Teaching Hospital NHS Foundation to develop a new</p> <p>A Travel Plan will form part of any detailed planning application to ensure that the loss of car parking facilities will be appropriately managed to ensure not compromise access or to care is not compromised.</p> <p>To enable the Trust to expand existing clinical facilities the Council will support the development of the extension to York NHS Hospital Trust site (as shown on the Proposals Policies Map as HC1), for health and social</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p> <p>The final line is moved to the explanatory text.</p>	<p>No. the Proposed Modification provides minor wording changes in relation to the provision of a Travel Plan and working with York Teaching hospital NHS foundation. This is not considered significant for the purposes of SA.</p>

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	care purposes, such as a GP practice or short-term residential care. The Council will continue to work with the Trust to help them make additional changes to their site as their needs change over the plan period.		
MM6.12 Para 6.36	Healthcare services must be responsive to the current and projected needs of local communities. The assessment submitted to support planning applications should reflect the catchment for each kind of healthcare facility, reflecting that primary and secondary care facilities provide very different services and their catchment areas reflect that. This is contingent upon having appropriately located sites, which are able to cope with local demand and provide a sustainable and effective service. The Council will help protect existing healthcare facilities and support the relevant bodies to expand their premises, or seek alternative, more suitable sites, where appropriate.	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM6.13 Policy HW6: Emergency Services	The Council will work closely with Yorkshire Ambulance Service NHS Foundation Trust, North Yorkshire Police, and North Yorkshire Fire and Rescue Service, to ensure that their changing needs are understood. The Council will support the development of new emergency service facilities, where there is a demonstrable need, and in appropriate locations that enable them to meet necessary response times. The Council will support the Yorkshire Ambulance Service NHS Foundation Trust's new 'Hub and Spoke' estate model. Hubs provide essential clinical and maintenance and facilities, while spoke facilities provide additional opportunities for ambulances to be stationed close to	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012 The modifications reflect the latest discussions with the	Yes. Although the changes in themselves are not considered significant in themselves the commentary in the assessment refers to the existing policy wording. This should be reviewed.

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>areas of demand. The Council will support the development of additional sites for ambulances at key points in densely populated areas, close to major highways.</p> <p>The following sites have been identified as requiring additional spoke facilities:</p> <ul style="list-style-type: none"> ● ST7: Land East of Metcalfe Lane ● ST8: Land North of Monks Cross ● ST9: Land North of Haxby ● ST15: Land West of Wigginton Road <p>Such facilities would need to provide:</p> <ul style="list-style-type: none"> ● A 6 x 3m serviced building with water, electricity and drainage. ● Parking facilities for two ambulances. <p>These facilities would need to be located within the development and close to the main highway.</p>	Yorkshire Ambulance Service.	
MM6.14 Policy HW7: healthy Places	<p>Proposals for major residential developments must provide a statement as part of any detailed planning application, proportionate to the size of the development, showing how the following design principles have been adequately considered and incorporated into plans for development:</p> <ul style="list-style-type: none"> ● well-designed streetscapes that encourage residents to spend time outdoors; ● the provision of safe, easy to navigate and attractive public footpaths and cycle paths between dwellings, to encourage physical activity; 	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification provides additional wording regarding formal and informal play spaces, accessibility and clarifies provision of a HIA. The policy was assessed as having significant positive effects on health (SA Objective 2) and access to services (SA

SECTION 6: HEALTH AND WELLBEING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> the incorporation of formal and informal play spaces and outdoor gyms to encourage physical activity for all age groups and abilities; good connections to neighbouring communities and green spaces, in the form of footpaths and cycle routes, including the extension and protection of public rights of way, where appropriate; spaces for communities to come together; adaptations to designing buildings and public spaces to be accessible for all ages and life stages, including for those with limited mobility; considerations for how the design may impact on crime or perception of safety, including lighting strategies for public spaces; and buildings that are adaptable to the changing needs of residents. <p>Details of how these principles have been considered should be noted included in the Design and Access Statement accompanying the proposal.</p> <p>All new strategic sites must complete a Health Impact Assessment (HIA) prior to the submission of a and submit as part of the planning application. HIAs are a means to systematically assess the potential health risks and benefits of new developments on existing and future communities. They promote the development of actions to mitigate negative impacts and maximise community benefit.</p>		Objective 5) in the SA Report (2018). The wording is considered to strengthen the policy approach. The change is not considered significant for the purposes of SA.

Table A0.6 Section 7 – Education

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM7.1 Policy ED1; University of York	<p>New policy text, wholly replacing submission policy.</p> <p>To enable the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's existing campuses as identified in Figure 7.1:</p> <ul style="list-style-type: none"> academic, teaching, research and continuing professional development uses housing for staff and students arts, cultural, sports and social facilities ancillary to higher education uses conference facilities research/knowledge-based businesses, including University-led collaboration projects with industry other uses ancillary to the university, including support services for the uses identified above. <p>The University of York must address the need for any additional student housing which arises because of its future expansion of student numbers taking account of on site provision and the capacity of independent providers. Provision will be expected to be made on campus in the first instance where this can be accommodated, or off-campus, in line with considered under Policy H7.</p> <p>Policies ED2 campus west and ED3 campus east address specific matters concerning those parts of the University Campus but the following requirements apply to all development on the University campuses and ST27 (the expansion site):</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>This policy relates to university development as a whole and modifications are intended to clarify the overarching approach removing repetition with ED2 and ED3. Modifications also clarify the relationship with Policy H7 related to student housing and Green Belt matters related to the development of the University Heslington Campus.</p>	<p>Yes. The new policy wording should be appraised in the SA.</p>

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>i. Proposals for new facilities or uses should be supported by an up to date development brief to cover campus west, campus east and the extension site which should demonstrate the need for these in the context of the University's estate strategy.</p> <p>ii. Proposals should have regard to the historic setting of York and should where appropriate be accompanied by a heritage impact assessment</p> <p>iii. Satisfactory integration of development within the existing campus west, east (and ST27) so that it conserves or enhances its character and open space</p> <p>iv. Proposals for landscaping are required to integrate with the existing development and/or to screen as appropriate</p> <p>v. Proposals should ensure that existing student housing capacity meets need from expansion in student numbers and that the student housing capacity of Campus West is not reduced below 3,586 unless re-provided on Campus East</p> <p>vi. Make an efficient use of land, including optimising densities, within the scope of the applicable constraints.</p> <p>vii. Appropriate connections to transport including connections to the city centre and walking and cycling links within the campus or externally</p> <p>Facilities for sport, and essential operations to support this, and for landscaping, adjacent to campus west, campus east and ST27 may be located within the Green Belt if they are appropriate development, preserve the openness of the Green Belt, and meet the above criteria.</p>		
MM7.2 Policy ED1 explanation -	<p>The University of York has an important role in the City (as well as nationally and internationally). It can help:</p> <ul style="list-style-type: none"> enable the city of York to contribute directly to the delivery of national growth strategies; 	Changes to the supporting text reflect modifications to policy wording. A clearer statement of the University	No. The proposed change is to the explanatory text. This is not considered

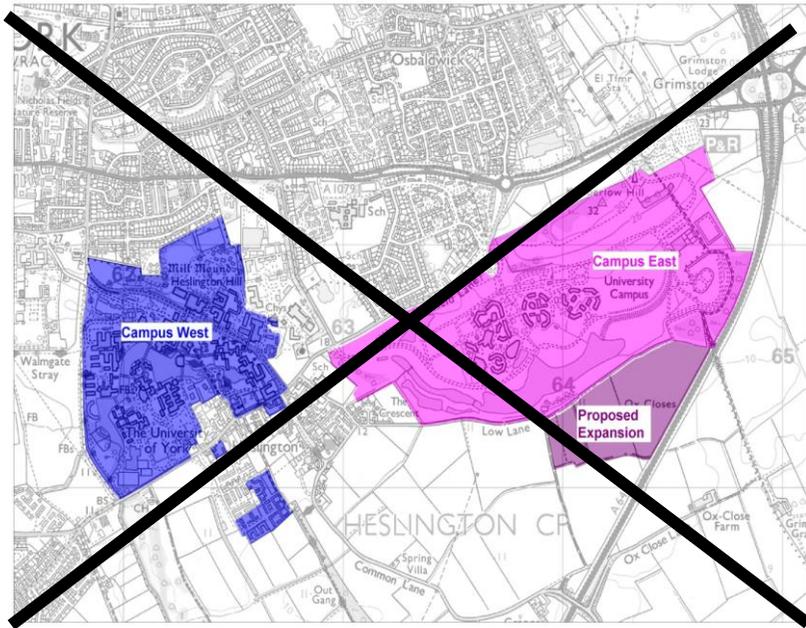
SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
paragraphs 7.1a (new) to 7.2	<ul style="list-style-type: none"> enable key Local Enterprise Partnership priorities to be realised; support the York Economic Strategy; and contribute to delivering the local plan vision of supporting the delivery of sustainable economic growth. <p>The Heslington campus comprises Campus West, the original campus laid out in the 1960s and Campus East, open since 2009. Site allocation ST27 provides for the further expansion of Campus East. To ensure that the Heslington Campus can the existing campuses forming the University make a full contribution to the life of the city, it is important that they it continues to be used for predominantly higher educational and related uses. It is also vital that opportunities are maintained for the University's cultural, social and sports facilities to be used by the wider public.</p>	of York's role in the city and the form of Heslington Campus is included for clarity Linked to this, the map at 7.1 is replaced to show the correct extent of University of York's Heslington Campus.	significant for the purposes of SA.
MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e	<p>7.2a Campus West (shown in Figure 7.1) contains a number of listed buildings and features and much of the campus is listed as Registered Park and Garden. It is an important asset to the city. It was designed as a park campus with buildings; it is a 'set piece'. In that respect the ratio of open space to buildings is fundamental to the original design concept. This has shifted over time but it is important to ensure that in any future development that there is not harm to the composition. The built footprint at Campus West is approximately 23%; However, it was the quality of the initial design ambition and visionary approach to landscape vision that has resulted in the success of the campus, not just the application of built</p>	Changes to the supporting text reflect modifications to policy wording.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>footprint principles. It is this quality of design and innovative landscaping approach which is sought to be met through the policy.</p> <p>7.2b Development at Campus East has been established in an outline planning permission and approved design brief. Further development and the proposed ST27 extension (shown on Figure 7.1) will need to maintain the parkland setting, established at Campus West to create a cohesive campus, and the high design quality established there. The location near the A64 has an important role in maintaining the setting and compact nature of the city. A high visual quality and good design, whilst also enhancing public amenity in terms of access to the countryside and wildlife interest, is therefore essential. This includes preservation and, where possible, enhancement of the views that can be seen from the site. This should support the realisation of a similarly ambitious and committed approach to Campus West, which must be developed, controlled and implemented through a masterplanned approach.</p> <p>7.2c This masterplanned approach to development at the Heslington campuses will be formalised in a Development Brief prepared by the University in consultation with Historic England. This should also involve appropriate engagement with surrounding communities. It is important that this Development Brief optimises the use of the existing estate, making the most efficient use of land and buildings across Campus East and West. To enable this, the Development Brief will be informed by the University's 5 to 10-year estates strategy (or integrated infrastructure plan or equivalent). Such a strategy is likely to address plans for student growth, for research activity and for business collaboration in the context of the University's funding and resource constraints (and wider government</p>		

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>policy) and set out capital investment plans and programmes. The Development Brief should reflect evidence in the estate strategy which ensures, and provides evidence to show, that current space and land is efficiently used within accepted constraints having regard to the performance and fitness of the existing estate. The University and the Council will continue to engage closely and maintain regular dialogue on the definition and evolution of any strategy.</p> <p>7.2d An annual student housing survey should also be submitted to the Council. If in any year an annual survey demonstrates that there is unmet student housing demand on the site in excess of 50 bedspaces, the university must undertake to bring forward and implement plans to provide additional accommodation on site as a priority or offsite in line with Policy H7.</p> <p>7.2e The University was established in the city centre in 1962 at Kings Manor, Campus West following in 1964 and Campus East in 2009. A business start-up hub facilitated by the University has been established in offices at the Guildhall. The Council will work with the University to accommodate research/ knowledge business uses in the City Centre and elsewhere consistently with other policies in this Plan.</p> <p>7.3 Campus East provides the potential for a cluster of knowledge based companies to locate, to the benefit of city and University. Such uses will contribute to the implementation of the York Economic Strategy (2016) and to the vitality of the University's research activities.</p>		

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM7.4 Policy ED2: Campus West</p>	<p>New policy text, wholly replacing submission policy</p> <p>Policy ED2: Campus West</p> <p>Proposals for new development on University of York Campus West (including the extension and redevelopment of existing buildings) will be permitted having regard to the following requirements together with those in ED1:</p> <ul style="list-style-type: none"> Development at this site should maintain the parkland setting of the campus and preserve the integrity of the original design. This will include ensuring the heights of new buildings are appropriate to their surroundings and do not exceed the height of any high mature tree canopies, unless heritage impacts can be appropriately managed justifying a greater height. Maintenance and where required expansion of an adequate internal cycle and pedestrian network which links to entrance points and bus stops General car parking (excluding accessible parking spaces) does not exceed 1,520 spaces 	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Modifications reduce duplication with the overarching Policy ED1 as modified. Modifications delete the 23% built footprint restriction and better articulate the importance and relevance of the parkland setting and landscape requirements.</p>	<p>Yes. The new policy wording should be appraised in the SA.</p>
<p>MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5</p>	<p>7.4 Campus West is shown overleaf at Figure 7.1. To ensure that university buildings on Campus West meet the requirements of a modern higher education institution, the replacement of buildings that are no longer fit for purpose and life expired will be supported.-Proposals for extension or redevelopment should be in accordance with the provisions of the emerging University of York Development Brief, the principles of which are set out in Policy ED2 above. For information on the uses permitted at Campus West please see Policy ED1. The starting point for proposals</p>	<p>Changes reflect the amended policy wording (MM7.4). More detailed explanatory text is included in light of the protected historic assets accommodated on Campus</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>should be to gain an understanding of the significance of the campus as a designed heritage asset (landscape and buildings) to determine whether further development is possible and where this is best located. The landscape and buildings were composed as a unified whole. It is important that development at Campus West:</p> <ul style="list-style-type: none"> • Maintains the spatial relationship between open green and blue space and developed land (buildings, carparking and other hardstanding) across the campus. • Limits the height of new buildings, including extensions to existing buildings, and should not in most cases break or intrude above the existing skyline of high canopy trees • Respects the composition of the designed landscape, which as a Registered Park and Garden should be conserved and enhanced. <p>7.4b Car parking is restricted at this site, which is well served by buses. Car travel should be minimised with a focus on walking and cycling both to and across the campus and priority should be given to sustainable modes of travel.</p> <p>7.5 In accordance with the Section 106 legal agreement for Campus East, the level of student housing capacity at Campus West must be retained at least at the level at 2006, at the date of the agreement. This was established at 3,586 bedspaces.</p>	West, justifying and explaining the policy approach.	
MM7.6 Figure 7.1	Delete Figure 7.1	Figure replaced with clearer map showing the correct	No. The Proposed Modification is presentational.

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	 <p>Replace with</p>	<p>extent of University of York's Heslington Campus.</p>	

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Produced by Business Intelligence Hub Created 22/08/2022 © Crown copyright and database rights 2020 Ordnance Survey 100020818</p>		
MM7.7 Policy ED3: Campus East	<p>New policy text, wholly replacing submission policy</p> <p>Policy ED3: University of York Campus East</p> <p>The expansion of facilities on Campus East will be permitted having regard to the following requirements together with those in ED1:</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The new policy wording should be appraised in the SA. The policy name changes should also be reflected.

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> i. Campus East and ST27 will across both sites deliver research/knowledge based uses identified in the existing planning permission for Campus East in line with Policy EC1 ii. Appropriate connections to transport facilities including connections to the City Centre and links for sustainable modes of transport (including walking and cycling) both within the campus and externally iii. Total car parking shall not exceed 1,500 spaces 	<p>Modifications to this policy are made to reduce duplication with the overarching Policy. As with Policy ED2, modifications are also proposed to delete the 23% built footprint restriction and to better articulate the importance and relevance of the parkland setting and landscape requirements.</p>	
<p>MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12</p>	<p>7.6 Campus East and the ST27 extension (shown on Figure 7.1) provides the potential for a cluster of knowledge-based companies to locate, to the benefit of city and University. <u>This aspiration will be reflected in the Development Brief for the site which will address the design parameters set out in Policy SS22 where they relate to ST27 expansion site.</u></p> <p><u>7.6a Campus East was designed to be car free. Car parking should continue to be minimised, across the campus a focus will be on walking and cycling and bus travel over private car travel in line with Policy ED1 and reflected in Policy SS22.</u></p> <p>Paragraphs 7.6 to 7.12 deleted</p>	<p>To reflect the policy modification MM7.7. Text that repeats parts of what a planning permission at Campus East states has been deleted as the content of this is unnecessary for inclusion as it neither justifies nor explains the policy content.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM7.9 Policy ED5: York St. John University Further Expansion</p>	<p>Policy ED5: York St. John University Further Expansion</p> <p>To support the continued success of York St. John University the following sites, as shown on the proposals policies map, are allocated for the uses below:</p> <p>Sport uses:</p> <p>Land at Northfield, Haxby Road</p> <p><u>The following range of sports and related uses will be permitted on land at Northfield where proposals are consistent with G15 and relevant Green Belt policies:</u></p> <ul style="list-style-type: none"> <u>outdoor sports facilities, together with associated car and cycle parking;</u> <u>appropriate indoor sports facilities; and</u> <u>other outdoor recreational activity.</u> <p>Student Housing:</p> <p>SH1: Land at Heworth Croft.</p> <p><u>Proposals for new student housing on land at Heworth Croft will be permitted having regard to the following requirements, together with those in other policies in the plan including H7, ENV4 and G16:</u></p> <ul style="list-style-type: none"> <u>A sequential approach to the site's layout to ensure residential uses are developed on areas at the lowest risk of flooding and the new open space is brought forward on land within the functional floodplain; and,</u> 	<p>To aid effectiveness and provide clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Text in explanation related to Northfield is moved to policy and development considerations included to support SH1 to align with the capacity in Policy H1.</p>	<p>Yes. The Proposed Modification brings explanatory text into the policy. The wording needs to be appraised in the SA.</p>

SECTION 7: EDUCATION			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> The impact of development's scale and massing on the setting of the Heworth Green/ East Parade Conservation Area. 		
MM7.10 Policy ED5 explanation – paragraph 7.16	<p>Providing they comply with relevant policies in the rest of the plan, appropriate uses of the allocated sites may include:</p> <ul style="list-style-type: none"> outdoor sports facilities, together with associated car and cycle parking and floodlighting; appropriate indoor sports facilities; and other outdoor recreational activity. 	Deleted as text moved to policy.	Yes. As MM7.9 . The Proposed Modification brings explanatory text into the policy. The wording needs to be appraised in the SA.
MM7.11 Policy ED5 explanation – paragraph 7.18a	<p>As identified in Policy H1, it is considered that an indicative capacity of 400 bedspaces could be accommodated. However, realising this density of development is contingent on appropriate mitigation of flood risk and ensuring the scale and massing is appropriate to the context, and in particular the impact on the setting of the Heworth Green/ East Parade Conservation Area.</p>	To support modification to policy.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

Table A0.7 Section 8 – Placemaking, Heritage, Design and Culture

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM8.1 Policy D1: Placemaking	<p>... Development proposals will be supported where they improve poor existing urban and natural environments, enhance York’s special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York’s special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.</p> <p>Development proposals that:</p> <ul style="list-style-type: none"> • fail to take account of York’s special qualities; and/or • fail to make a positive design contribution to the city, and/or • cause damage to the character and quality of an area will be refused. <p>Where appropriate, Development proposals should adhere to the following detailed design points:</p>	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification clarifies the policy approach. This is not significant for the purposes of SA.
MM8.2 Policy D1: Placemaking	<p>...</p> <p>ii. Density and Massing</p>	To ensure consistency with the NPPF and to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification sees the inclusion of additional policy wording that seeks to ensure that residential amenity is not unduly affected by new development. The policy was appraised as having

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> demonstrate that the resultant proposed massing and density of a development proposal will be appropriate for its proposed use and neighbouring context. demonstrate that the combined effect of development does not dominate its wider setting, including other buildings and spaces, paying particular attention to those of historic significance. adjacent buildings or parks of architectural or historic significance. <p>...</p> <p>iv. Building Heights and Views</p> <ul style="list-style-type: none"> respect York's skyline by ensuring that development does not detract from challenge the visual dominance of the Minster or harm the city centre roofscape. respect and enhance views of landmark buildings and important vistas. <p>...</p> <p>iv. Character and Design Standards</p> <p>...</p> <ul style="list-style-type: none"> maximise sustainability potential. ensure design considers residential amenity so that residents living nearby are not unduly affected by noise, disturbance, overlooking or overshadowing. 		<p>minor positive effects against health (SA Objective 2) in the SA Report (Feb 2018). The appraisal was reviewed for any implications in the SA Report Addendum (June 2019). This should be reviewed in light of the additional wording in the Proposed Modification.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM8.3 Policy D2; Landscape Setting	<p>...</p> <p>Development proposals will be encouraged and supported where they:</p> <p>...</p> <p>ii. conserve-protect and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities;</p> <p>iii. demonstrate a comprehensive understanding of the interrelationship between good landscape design, bio-diversity enhancement and water sensitive design;</p> <p>iv. create or utilise opportunities to enhance the public use and enjoyment of existing and proposed streets and open spaces;</p> <p>v. recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other important character elements, and retain them in a respectful context where they can be suitably managed and sustained;</p> <p>...</p> <p>viii. create a comfortable association between the built and natural environment and attain an appropriate relationship of scale between building and adjacent open space, garden or street. In this respect</p>	<p>To ensure consistency with the NPPF and to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>No. The proposed changes relate to NPPF consistency and minor additional wording changes which are no considered significant for the purposes of SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>consideration will be also be given to function and other factors such as the size of mature trees; and</p> <p>...</p>		
<p>MM8.4</p> <p>Policy D3: Cultural Provision</p>	<p>...</p> <p>i. Development proposals will be supported where they:</p> <ul style="list-style-type: none"> enable and promote the delivery of new cultural facilities and/or activities and services such as permanent and temporary public arts; provide facilities, opportunities, and/or resources for cultural programmes and activities, during and/or after the development period; <p>...</p>	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification relates to a minor typographical change and is not significant for the purposes of the SA.
<p>MM8.5</p> <p>Policy D4: Conservation Areas</p>	<p>Development proposals within or affecting the setting of a conservation area will be supported where they:</p> <p>i. are designed to preserve or enhance those elements which contribute to the character or appearance of the Conservation Area; are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;</p>	To ensure consistency with the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification includes additional policy wording that should be reviewed for SA implications.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>ii. would enhance or better reveal its significance or would help secure a sustainable future for a building; and</p> <p>ii.iii. safeguard important views guided by existing evidence, including in the York Central Historic Core Conservation Area Appraisal, and other local views. respect important views; and</p> <p>iii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.</p> <p>Outline pPlanning applications for development within or affecting the setting of conservation areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance character and appearance of the Conservation Area are included.</p> <p>Changes of use will be supported when it has been demonstrated that the primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the conservation area.</p>		

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Harm to buildings, plot form, open spaces, trees, views or other elements which make a positive contribution to a Conservation Area will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Conservation Area will be permitted only where it can be demonstrated that the harm or loss is necessary to achieve proposal would bring substantial public benefits that outweigh that harm or loss.</p> <p>Changes of use will be supported when it has been demonstrated that the beneficial current primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the prevailing character of the area, the special qualities and significance of the conservation area.</p> <p>Applications should be accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.</p>		
<p>MM8.6</p> <p>Policy D4</p> <p>Explanation – new paragraph 8.26a</p>	<p>8.26a When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed</p>	<p>New paragraph added, to ensure consistency with the NPPF.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p>		
<p>MM8.7 Policy D5: Listed Buildings</p>	<p>Proposals affecting a Listed Building or its setting will be supported where they:</p> <ul style="list-style-type: none"> i. ——— preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and ii. ——— help secure a sustainable future for a building at risk. iii. ——— are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building. <p>Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use of the building would not harm its significance and would help secure a sustainable future for a building at risk.</p>	<p>To ensure consistency with the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>Yes. The Proposed Modification includes additional policy wording that should be reviewed for SA implications.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Harm or substantial harm to an element which contributes to the significance of a Listed Building or its setting will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Listed Building will be permitted only where it can be demonstrated that the substantial harm or loss is necessary to achieve proposal would bring substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> • the nature of the heritage asset prevents all reasonable uses of the site; and • no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and • conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and • the harm or loss is outweighed by the benefit of bringing the site back into use. <p>Applications should be accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building, sufficient to understand the potential impact of the proposal on the significance of the building.</p>		

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM8.8</p> <p>Policy D5</p> <p>Explanation – new paragraphs</p>	<p>...</p> <p>8.30a Where a development will comprise works to a heritage asset then building recording will be required. Building recording may comprise detailed archaeological survey or a photographic record, depending upon the significance of the heritage asset and the nature of the works proposed. The survey must be undertaken by a suitably experienced professional in accordance with a Written Scheme of Investigation approved by the Local Planning Authority and to the relevant Historic England and Chartered Institute for Archaeologists Standard and Guidance. The results of the building recording will be deposited with the City of York Historic Environment Record. Significant findings will also be formally published in order to make the information publicly accessible and to advance understanding</p> <p>8.30b When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed</p>	<p>New paragraphs added, to ensure consistency with the NPPF and provide clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.		
MM8.9 Policy D6: Archaeology	<p>ii. they will not result in harm to <u>an element which contributes to the significance or setting of a Scheduled Monument or other nationally important remains, unless that harm is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Scheduled Monument or other national important remains will be permitted only where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; the significances of the site or its setting;</u></p> <p>...</p> <p>iv. <u>the impact of the proposal is acceptable in principle and harm to archaeological deposits is unavoidable,</u> detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement.</p>	To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification includes additional policy wording that should be reviewed for SA implications.
MM8.10 Policy D6 Explanation	8.31 ...Within the historic core, substantial harm is defined as greater than 5% disturbance to <u>the most significant</u> buried archaeological deposits through foundation design and infrastructure development as described in the York Development and Archaeology Study (1990). Within the historic core, substantial harm to nationally-important remains will be permitted only where <u>it meets this target and up to 95% of the most important deposits</u>	To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p><u>remain preserved in-situ or</u> where it can be demonstrated that the proposal would bring substantial public benefits <u>considered to outweigh the archaeological harm caused</u>. This policy approach has been adopted to ensure both the continued economic vitality of the city centre and the preservation in-situ of these highly significant deposits. In all other parts of the City of York, substantial harm to or loss of designated or undesignated features or deposits of national importance will be permitted only where this is outweighed by the public benefits of the proposal.</p> <p><u>8.31a Harm to archaeological features and deposits of less than national importance will be considered against the benefits of the proposal and the significance of the archaeology.</u></p> <p><u>8.31b Should a proposal include an area which has already been subject to piling and/or has been partially excavated every option to preserve the remaining archaeological resources in-situ should be explored. This should include the consideration of re-use of existing foundations where possible, including piles.</u></p> <p>...</p> <p><u>8.34a When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or</u></p>	<p>paragraph 154 of NPPF 2012</p>	

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p>		
<p>MM8.11</p> <p>Policy D7: The Significance of Non-Designated heritage Assets</p>	<p>Policy D7: The Significance of Non-Designated Heritage Assets</p> <p>Development proposals affecting a non-designated heritage asset or its setting will be encouraged and supported where they conserve those elements which contribute to its significance, are designed to sustain and enhance the significance of York's historic environment, including non-designated heritage assets.</p> <p>...</p> <p>Prior to the demolition, alteration, extension or restoration of heritage assets (both designated and non-designated) appropriate building recording relevant to the asset's significance and the scope of works will be undertaken.</p>	<p>To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>Yes. The changes are linked to consistency with the NPPF and are not significant in themselves. However, the specific original wording is reflected in the commentary for the assessment against the historic environment (SA Objective 14). The policy name change should also be reflected in the SA.</p>
<p>MM8.12</p>	<p>8.35 The National Planning Policy Framework (2012) encourages Local Authorities to consider the significance of non-designated and heritage assets.</p>		<p>No. The proposed change is to the explanatory text. This</p>

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Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>Policy D7</p> <p>Explanation – paragraphs 8.35 to 8.37</p>	<p>The concept of describing and appraising the significance of listed buildings, conservation areas and other ‘designated assets’ is longstanding in legislation and guidance, and is to be protected through the application of other policies in this section. There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes, conservation area appraisals and reviews and as part of the decision-making process on planning applications. In advance of the adoption of a Local List, applicants should consult relevant evidence alongside This the policy’s however provides clear local criteria, to identify non-designated heritage assets. The policy criteria help guide</p> <p>development decisions, enabling applicants and decision makers to better understand what is meant by ‘significance’ in relation to local non-designated heritage assets and their settings. Any development proposals that relate to non-designated heritage assets and their settings must be accompanied by an assessment of their significance in line with the criteria in Policy D7.</p> <p>8.36 Where a development will comprise works to a designated or non-designated heritage asset then building recording will <u>may</u> be required. Building recording may comprise detailed archaeological survey or a photographic record, depending upon the significance of the heritage asset and the nature of the works proposed. The survey must be undertaken by a suitably experienced professional in accordance with a Written Scheme of Investigation approved by the Local Planning Authority and to the relevant Historic England and Chartered Institute for Archaeologists Standard and Guidance. The results of the building recording will be deposited with the City of York Historic Environment Record. Significant findings will also be</p>		<p>is not considered significant for the purposes of SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>formally published in order to make the information publicly accessible and to advance understanding.</p> <p>8.37 City of York Council worked has been working alongside with a local community group (York Open Planning Forum) to establish a set of criteria to appraise and help establish a Local Heritage List for York, which form the basis for the stated policy criteria. Local Heritage Assets contribute to York's special character, significance and sense of place, as defined in the Council's Heritage Topic Paper Update (2014).</p>		
<p>MM8.13</p> <p>Policy D8: Historic Parks and Gardens</p>	<p>Harm to an element which contributed contributes to the significant significance of a Registered Historic Park and Garden will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Registered Historic Park and Garden will be permitted only where it can be demonstrated that the harm or loss is necessary to achieve proposal would bring harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.</p>	<p>To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>No. The Proposed Modification sets out additional wording in relation NPPF wording re the significance of heritage assets and in relation to substantial public benefits in relation to harm or loss. The policy was assessed as having significant positive effects on the historic environment (SA Objective 14) in the SA Report (2018) and the modifications strengthen the policy wording in this regard. The</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			changes are therefore not considered significant in SA terms.
MM8.14 Policy D8 Explanation – new paragraph	<p>8.41a When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p>	To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls)	<p>Development proposals within the areas of York Walls designated as Scheduled Ancient Monuments will be supported where they are for the specific purpose of enhancing physical and intellectual access to York Walls.</p>	To ensure consistency with the NPPF and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification sets out additional wording in relation NPPF wording re the significance of heritage assets and in relation to substantial public benefits in relation to harm or loss. The

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p><u>Harm to the significance of York Walls will be permitted only where this is demonstrably outweighed by the public benefits of the proposal.</u></p> <p>Development proposals adjacent to or likely to affect the setting of the City Walls designated as Scheduled Monuments will only be permitted where:</p> <ol style="list-style-type: none"> i. they are accompanied by a Heritage Statement that clearly assesses the impact which the proposals are likely to have upon the elements <u>which contribute to their significance and principle characteristics which contribute to their significance</u> and the six principle characteristics of the City as identified in the Heritage Topic Paper; ii. they are <u>designed to preserve the special character of the city walls be no higher than the city walls externally</u> and not reduce their dominance; iii. they do not cause harm to those elements which contribute to the significance, <u>including the setting, or the setting</u> of York Walls; <u>and</u> iv. they are of the highest design quality which, where possible, enhances or better reveals the significance of York Walls; <u>and,</u> v. <u>any harm to the significance of the setting is demonstrably outweighed by the public benefits of the proposal.</u> 		<p>policy was assessed as having significant positive effects on the historic environment (SA Objective 14) in the SA Report (2018) and the modifications strengthen the policy wording in this regard. The changes are therefore not considered significant in SA terms.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM8.16 Policy D13: Advertisements	... In addition, within conservation areas and on buildings identified as heritage assets, illumination will only be supported where the fittings, wiring and level of illumination are is designed to preserve or enhance the historic character and appearance of the building, area and the premises trade as part of the evening economy.	To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	No. The Proposed Modification relates to a minor typographical change and is not significant for the purposes of the SA.

Table A0.8 Section 9 – Green Infrastructure

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM9.1 Policy G11 Green Infrastructure	... i. the delivery of the aspirations of partner strategy documents and action plans, including the Leeds City Region Green	To update with latest evidence and provide clarity for decision making	No. The Proposed Modification provides clarity and updates a reference not included in

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Infrastructure Strategy (2019) any other current regional strategies, any other plans formally approved in the future by the Council as part of the Green Infrastructure Strategy;</p> <p>...</p> <p>Where appropriate, development proposals will be expected to demonstrate that they are consistent with the above objectives and meet other specific policies below on green infrastructure considerations have been taken into account, in line with the criteria above.</p>	<p>purposes in line with paragraph 154 of NPPF 2012.</p>	<p>the SA. This is not significant for the purposes of SA.</p>
<p>MM9.2 Policy GI2: Biodiversity and Access to Nature</p>	<ul style="list-style-type: none"> i. assess potential effects on International Sites in accordance with the statutory protection which is afforded to the site. Proposals will be determined in accordance with statute ii. demonstrate that proposals will not have an adverse effect on a National Site (alone or in combination). Where adverse impacts occur, development will not normally be permitted, except where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites. iii. demonstrate that where loss or harm to a National site cannot be prevented or adequately mitigated, as a last resort, provide compensation for the loss/harm. Development will be refused if loss or significant harm cannot be prevented, adequately mitigated against or compensated for. 	<p>Ensures appropriate distinctions are made between different levels in a hierarchy of nature sites in accordance with paragraph 113 of the NPPF (2012). Consistent with Natural England's July 2019 response to the Regulation 19 consultation.</p>	<p>Yes. The policy sets out additional requirements regarding international and nationally designated sites. However, the policy was assessed as having significant positive effects on biodiversity (SA Objective 8) in the SA Report (2018) and the policy changes strengthen the wording.</p>

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>iv. avoid loss or significant harm to Sites of Importance for Nature Conservation (SINCs) <u>and Local Nature Reserves (LNRs)</u>, whether directly or indirectly. Where it can be demonstrated that there is a need for the development in that location and the benefit outweighs the loss or harm the impacts must be adequately mitigated against, or compensated for as a last resort;</p>		
<p>MM9.3 Policy GI2: Biodiversity and Access to Nature</p>	<p>v. <u>Retain irreplaceable habitats, including ancient woodland and veteran trees. Development resulting in the loss, deterioration and/or fragmentation of irreplaceable habitats will not be supported unless there are wholly exceptional reasons and a suitable compensation plan exists.</u></p> <p>viii. <u>result in net gain to, and help to improve, biodiversity; achieve net gain in biodiversity in accordance with The Environment Act 2021 (when enforced) and national policy, contributing to the recovery of priority species and habitats and new habitat creation;</u></p>	<p>New criterion to reference ancient woodland and veteran trees, bringing into the Development Plan the NPPF requirement.</p>	<p>Yes. The policy sets out additional requirements in relation to retention of irreplaceable habitats and net gain (following the Environment Act 2021). However, the policy was assessed as having significant positive effects on biodiversity (SA Objective 8) in the SA Report (2018) and the policy changes strengthen the wording.</p>

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM9.4 Policy GI2 explanation – paragraph 9.5	The extent of that buffer could vary depending on the site, the type and value of the habitat present and the proposed change. In addition, whilst recognising the benefits to people provided from access to nature, where appropriate developments will be required to fully assess and mitigate for the impact of recreational disturbance on SSSIs, SACs and SPAs	To provide additional clarity and acknowledge the circumstances where a need to consider recreational disturbance is required.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM9.5 Policy GI2 explanation – paragraph 9.6	<p>Bio-diversity mitigation and enhancement should be provided on site. Only in very exceptional circumstances, where the proposed development clearly outweighs the nature conservation value of the site and the impact on biodiversity is unavoidable, appropriate mitigation or compensation will be required. This should be achieved through planning conditions and obligations. Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for residual adverse impacts arising from a development after mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.</p> <p>The Environment Act sets out a mandatory requirement for development to deliver at least a 10% biodiversity net gain. The provisions of the Act are subject to secondary legislation and development will need to comply with the regulations once it comes into force (expected November 2023).</p>	To support the modification to criterion viii.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Net gains in biodiversity can be delivered by almost all development, by following the principles of the mitigation hierarchy and understanding the ecological constraints and opportunities from the early stages of design.</p> <p>Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in association with development. Improvements should go beyond any required mitigation and/or compensation measures following the application of the mitigation hierarchy</p>		

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)	<p>GI2a: Strensall Common Special Area of Conservation (SAC)</p> <p>Development not directly connected with or necessary to the management of the SAC will only be permitted where it will not adversely affect the integrity of the Strensall Common SAC, either alone or in combination with other plans or projects. Proposals will be determined in accordance with the following principles:</p> <p>a) There is an 'exclusion zone' set at 400m linear distance from the SAC boundary. Permission will not be granted for development that results in a net increase in residential units within this zone. Proposals for non-residential development within this zone must undertake Habitats Regulation Assessment to demonstrate that they will not harm the integrity of the SAC.</p> <p>b) There is a 'zone of influence' between 400m and 5.5km linear distance from the SAC boundary.</p> <p>i. Where new residential development is proposed within the zone of influence on allocated housing sites SS9/ST7, SS10/ST8, SS11/ST9 and SS12/ST14, provision of open space must include or secure access to areas of suitable natural greenspace secured by way of mitigation prior to any occupation of new dwellings and secured in perpetuity.</p>	To ensure adverse effects as a result of development are avoided and mitigated in accordance with the findings of the HRA (2020).	Yes. The new policy was appraised in the SA Report Addendum (May 2021). This appraisal should be included in this SA Report Addendum.

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>ii. Proposals for other housing development which are not within plan allocations will not be permitted unless it can be demonstrated that they will have no adverse effects on the integrity of the SAC, either alone or in combination with other plans or projects. Any necessary mitigation measures may be sought through planning contributions and must be secured prior to the occupation of any new dwellings and secured in perpetuity. Open space provision must also satisfy policy G16.</p> <p>Explanation</p> <p>9.8a Strensall Common is designated as a Special Area for Conservation (SAC) and Site of Special Scientific Interest (SSSI). It also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered.</p> <p>9.8b At over 570ha, it supports one of the largest areas of lowland heath in northern England. Extensive areas of both wet and dry heath occur and form a complex habitat mosaic with grassland, woodlands/scrub and ponds. Grazing, by sheep and cattle is the key management tool with stock typically present during summer and autumn. The heathland supports a diverse flora and fauna including such characteristic (and vulnerable) species such as nightjar, woodlark, marsh gentian, pillwort, pond mud snail and dark bordered beauty</p>		

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>moth, with Strensall Common representing the only site for this species in England.</p> <p>9.8c Strensall Common is managed by the Yorkshire Wildlife Trust and Ministry of Defence (MOD) who operate an extensive training facility and firing range within and adjacent to the European site.</p> <p>9.8d The heath is subject to considerable recreational pressure from visitors, especially those with dogs. Although an established network of paths and periodic closures of part of the heath by the MOD (to facilitate training activities) can influence visitor behaviour. However, both the dry and wet heath habitats are particularly vulnerable to trampling, erosion and vandalism such as fire, fly-tipping, pollution and other activities associated with visitor pressure. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance.</p> <p>9.8e In 2021, all of Strensall Common SSSI was considered by Natural England to be in favourable condition. However, the corresponding Site Improvement Plan identifies a number of threats including, inter alia, public pressure and air pollution. Natural England's Supplementary Advice (2019) highlights the threat posed to the maintenance of the grazing regime by the worrying and subsequent disturbance of livestock by dogs brought by visitors.</p>		

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>9.8f In addition, the heathland habitat is vulnerable to changes in the hydrological regime and air quality, which will need to be considered and assessed in detail for any proposed development.</p> <p>9.8g Queen Elizabeth Barracks in Strensall, currently occupied by the Defence Infrastructure Organisation, is largely within the 400m zone identified in the policy. The Defence Infrastructure Organisation plan to vacate Queen Elizabeth Barracks. The site currently includes single living accommodation and transit accommodation rather than conventional housing, but it is acknowledged that part of the site sits beyond the 400m zone where a net increase in residential uses may be acceptable in line with the policy. The Council will work proactively with any future developers of the site to enable development that address the policy and ensures adverse impacts on the SAC are avoided.</p> <p>9.8h The Habitat Regulation Assessment (2020) has established that adverse effects on the integrity of the common cannot be ruled out without mitigation. The HRA suggests that residential development allocations (in Policy H1) within 5.5km of the common are likely to lead to an increase in recreational pressure which will require mitigation in the form of suitable natural greenspace and such other measures as may be considered necessary to prevent an adverse effect on the integrity of the SAC. Relevant policies/sites include strategic sites SS9(ST7), SS10 (ST8), SS11(ST9), SS12(ST14), SS15(ST17) and Policy H1 (allocation H46). The delivery of appropriate recreational</p>		

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>open space on these sites will also need to be considered in line with policy GI6. The HRA also anticipates that unallocated windfall development may come forward, although it is not possible at this stage to predict precisely where it will be proposed. To ensure that it does not cause any adverse effect on the integrity of the SAC, the HRA recommends the following policy controls: (1) no net additional dwellings will be permitted within 400m of the SAC, as it is not considered possible to prevent adverse effects from development in such close proximity to the SA; (2) where windfall development is proposed between 400m and 5.5km from the SAC, permission will not be granted unless it can be demonstrated that the proposals will not have an adverse effect on the integrity of the SAC, both in respect of the proposals themselves and in combination with other development; (3) any necessary measures which avoid or reduce such effects must be provided before first occupation and established in perpetuity. The Council will have to consider whether planning obligations will be required, including financial contributions to secure such measures. Proposals must also comply with Policy GI6 which requires that all residential proposals contribute to the provision of open space, in particular helping to address deficiencies in the area surrounding a proposed development.</p> <p>Applicable 400m development exclusion zone</p>		

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>The map shows a 400m exclusion zone around a central green area. The green area includes Strensall Common, Strensall Camp, and Towthorpe. The exclusion zone is marked with a blue dashed line. The map also shows various residential areas and roads in the surrounding region.</p>		
<p>MM9.7 Policy GI4: Trees and Hedgerows</p>	<p>Development will be supported-permitted where it:</p> <p>...</p> <p>vi. Provides suitable replacement planting where the loss of trees or hedgerows worthy of retention is justified.</p>	<p>New criterion for effectiveness, bringing into the policy the approach referenced in paragraph 9.13 to replacement planting in the case of</p>	<p>Yes. The proposed modification includes additional requirements regarding loss and</p>

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
		loss, making clear the need for justification.	justification. This should be reviewed in the SA.
MM9.8 Policy G15: Protection of Open Space and Playing Fields	<p>Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless...</p> <p>...</p> <ul style="list-style-type: none"> meets the deficit of pitches in geographically appropriate and accessible way. This could be rectified through re-designation of any current surplus facilities in the area of benefit. Provide new pitches in a suitable location that meet an identified need 	For consistency with the Plan's glossary definition of Open Space (which reflects the NPPF) and focuses on recreational rather than environmental importance.	No. The proposed change provides clarity around the wording and applicability of the policy. This is not considered significant for the purposes of SA.
MM9.9 ; Policy G15 explanation – paragraph 9.17	Proposals involving the loss and/or replacement of open space sites/facilities should demonstrate that the population benefitting from the original site or facility will not be underprovided or subject to worsening not increase any identified deficiencies in open space in the area of benefit where the original site is located and consideration should be demonstrated as part of the planning process. Only in exceptional circumstances will the Council support proposals where a replacement facility or site is not delivered in advance of the open space undergoing redevelopment.	To provide clarity on the application of Policy G15.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM9.10	All residential development proposals should contribute to the provision of open space for recreation and amenity in accordance with	To clarify the application of local open space standards with reference	No. The proposed change removes additional

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy GI6: New Open Space provision	<p>current local standards and using the Council's up to date open space assessment. The successful integration of open space into a proposed development should be considered early in the design process. The precise type of on-site provision required will depend on the size and location of the proposal and the existing open space provision in the area. Where there are deficiencies in certain types of open space provision in the area surrounding a proposed development, the Council will seek variations in the component elements to be provided by the developer in order to help to overcome them. Requirements will be calculated using the Council's up to date open space assessment and will be in line with the Council's Green Infrastructure Strategy.</p>	to latest evidence. Deletion of superfluous text.	explanation and focuses requirements into a single policy point. This is not considered significant for the purposes of SA.
MM9.11 Policy GI6: New Open Space provision	<p>The Council will encourage require on-site provision where possible but off-site provision will be considered acceptable in the following circumstances:</p> <ol style="list-style-type: none"> if the proposed development site would be is of insufficient size in itself to make the appropriate provision (in accordance with the Council's standards) feasible within the site; or in exceptional circumstances, if taking into account a site's characteristics including but not limited to the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs in the context of a up-to-date Playing Pitch and Built Sports Facility Strategy, it can be is 	<p>To make explicit the preference for on-site provision.</p> <p>Modifications to criterion ii and iii to enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	No. The Proposed Modification provides clarity regarding the approach to offsite provision. The change is not significant for the purposes of SA.

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>demonstrated that of the proposed residential development provision can be met more appropriately by providing either new or enhanced provision off-site; and,</p> <p>iii. On allocated strategic sites, it may be appropriate for where through strategic green infrastructure masterplanning agreements that provide for green infrastructure approaches which to make accessible provision beyond the allocated site boundaries. Open space standards as set out in the most up to date open space evidence base document should still be used as a guide to overall provision.</p>		
<p>MM9.12 Policy GI6: New Open Space provision</p>	<p>New open space is identified on the proposals policies map at:</p> <p>Indicative new significant areas of open space have been identified in connection with the following strategic sites, as shown on the proposals policies map:</p> <p>...</p> <ul style="list-style-type: none"> ● OS12: Land to the East of ST35 <p>The precise delineation and extent of the new open space will be set through detailed masterplanning and the planning process. The areas</p>	<p>To correct policy map references.</p> <p>Deletion of open space associated with allocation ST35, which is removed following the Habitat Regulations Assessment (Feb 2019), which cannot rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC)</p>	<p>No. The proposed change is consequential to the proposed deletion of sites from the plan. There are no implications for SA.</p> <p>References to Policies Map rather than Proposals Map are not significant for the SA.</p>

SECTION 9: GREEN INFRASTRUCTURE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	indicated on the proposals map are a guide to general extent based on current understanding of site and other conditions.		

Table A0.9 Section 10 – Managing Development in the Green Belt

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM10.1 Policy GB1: Development in the Green Belt	<p>New policy text, wholly replacing submission policy</p> <p><u>Inappropriate development will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</u></p> <p><u>The construction of new buildings is inappropriate development. Exceptions to this are:</u></p>	To ensure consistency with Green Belt policy contained within the NPPF.	Yes. The new policy wording should be appraised in the SA.

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>a) buildings for agriculture and forestry;</p> <p>b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</p> <p>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p> <p>e) limited infilling in villages;</p> <p>f) limited affordable housing for local community needs under policy GB2; and</p> <p>g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</p> <ul style="list-style-type: none"> - not have a greater impact on the openness of the Green Belt than the existing development; or 		

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p><u>– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the Council area.</u></p> <p><u>The following forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it:</u></p> <p><u>a) mineral extraction;</u></p> <p><u>b) engineering operations;</u></p> <p><u>c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;</u></p> <p><u>d) the re-use of buildings provided that the buildings are of permanent and substantial construction;</u></p> <p><u>e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);</u> <u>and</u></p> <p><u>f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.</u></p>		

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	Proposals for development that is not inappropriate development will be subject to other policies in this Plan.		
MM10.2 Policy GB1 Explanation – paragraph 10.8	The open countryside around York includes a significant number of buildings outside existing settlements. The extension or alteration of these buildings will be considered acceptable, in response to changing circumstances, provided there would be no greater visual impact on the Green Belt or open countryside as a result of the alterations, and where the design of any extension is in keeping with the original buildings. Furthermore, treated as appropriate development provided that this does not result in disproportionate additions over and above the size of the original building. When permission for this type of development is granted, having regard to other policies in the Plan, the applicant will be expected to agree to conditions ensuring that no further extensions will be permitted to the same building.	To provide clarity.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM10.3 Policy GB1 Explanation – new paragraph	10.17 Whilst infilling (defined as the filling of a small gap in an otherwise built up frontage) is often perceived as acceptable in some locations, this ignores the fact that part of the character of many settlements is made up of gardens, paddocks and other breaks between buildings. It is important to protect those infill spaces, which contribute to the character of smaller settlements lying within the Green Belt. Infill development may also not be desirable if it would consolidate groups of houses, which are	To support the modifications at MM10.1.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	isolated from the main body of a village, or consolidate a ribbon of development extending into the open countryside. Infilling is location dependent, therefore in some settlements little or no infill development may be appropriate; in others a limited amount of infill on selected sites may be acceptable.		
MM10.4 Policy GB2: Development in Settlements within the Green Belt	Policy and explanation text deleted	Deleted to avoid repetition of detail provided in policy GB1.	Yes. The deletion of GB2 should be reflected in the SA.
MM10.5 Policy GB3: Reuse of Buildings	Policy and explanation text deleted	To avoid repetition of detail provided in policy GB1.	Yes. The deletion of GB3 should be reflected in the SA.
MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt	Policy GB4 2: 'Exception' Sites for Affordable Housing in the Green Belt Exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Supporting	To provide clarity and to ensure consistency with the NPPF. Additional detail provided to indicate that the policy is intended to provide for limited affordable housing on rural exception sites.	Yes. The appraisal in the SA Report (2018) found minor positive effects in relation to housing (SA Objective1) and equality of access (SA Objective 5). The changes are not considered to lead to

SECTION 10: MANAGING DEVELOPMENT IN THE GREEN BELT			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>evidence for this need will be required with any future planning application.</p> <p>The development of limited affordable housing on exception sites in the Green Belt is not inappropriate development and will be considered where:</p> <ul style="list-style-type: none"> i. the development contributes to meeting identified local affordable housing need as illustrated by an up to date local housing needs assessment; ii. the affordable housing is retained at an affordable price for future eligible households in perpetuity; iii. the development is within 800m of an existing defined settlement limit or is well related to the existing residential development and amenities located in or adjacent to a clearly identified village or settlement; and ... 	<p>Renumbering of policy to reflect deletion of previous GB2 and GB3.</p> <p>Removal of restriction in iii), as sustainability issues covered by other policies in the Plan.</p>	<p>changes in the scoring however the commentary should be reviewed to ensure consistency with the policy changes.</p> <p>The change in policy number should be reflected in the SA.</p>
MM10.7 Policy GB4	<p>10.2319 Housing need will have to be demonstrated and an up-to-date needs survey, related to the local community nearest the location of the proposed development, should be carried out with the City of York Council and the relevant parish council.</p>	<p>To support policy modifications at MM.4.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

Table A0.10 Section 11 – Climate Change

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage	New buildings must achieve a reasonable reduction in carbon emissions of at least 28% unless it can be demonstrated that this is not viable. This should be achieved through the provision of renewable and low carbon technologies in the locality of the development or through energy efficiency measures. Proposals for how this will be achieved and any viability issues should be set out in an energy statement.	To remove requirement for new buildings to achieve carbon emissions reduction through renewables energy generation as matters dealt with in Policy CC2 (as modified)	Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.
MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage	Renewable and low carbon energy generation developments will be encouraged and supported in York. We The Council will work with developers to ensure that suitable sites are identified, and projects developed, working with local communities to ensure developments have their support. Developments on brownfield land will be encouraged. All applications will also need to consider the impact the scheme may have on: Proposals for renewable and low carbon energy development, including ancillary development, will be permitted where impacts (direct, indirect, individual and cumulative) on the following considerations are demonstrated to be acceptable ...	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012. Introduction to criteria enhanced, recognising paragraph 97 of NPPF 2012 and requirement for policies to ensure adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. [new text] In recognition that many of the technologies identified in the	Yes. The Proposed Modification includes a range of changes to the policy provisions that should be reviewed for implications in the SA.

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>vi. the road network, capacity and highway safety, taking into account the accessibility of the site by road and public transport and also the proximity to the renewable fuel source; and</p> <p>...</p> <p>Applications will also be determined in accordance with any further considerations that apply to specific technologies for renewable energy or low carbon technologies that are set out in national planning policy or practice guidance</p> <p>Any application for renewable energy would also need to consider the areas of potential and other technical requirements identified in the Council's most up to date Renewable Energy Study</p> <p>Strategic sites will be required to produce energy masterplans to ensure that the most appropriate low carbon, renewable and energy efficient technologies are deployed at each site, taking into account local factors and the specifics of the masterplans.</p> <p>Proposals for renewable and low carbon energy storage developments will be supported and encouraged, subject to demonstrating that impacts on the above considerations are acceptable where relevant. Developments should in particular be sited Developments should be sited a suitable distance from major residential areas and have suitable fire suppression procedures.</p>	<p>NPPF glossary definition are subject to specific national policy and/or guidance. The PPG includes particular considerations for hydropower, active solar technology, solar farms and wind turbines (Paragraph: 010 Reference ID: 5-010-20140306). These considerations are not repeated, but modifications make clear developments will be determined in accordance with national policy and guidance.</p> <p>Reference to the potentially suitable areas for renewable energy identified in the Renewable Energy Study deleted because the explanatory text makes clear that it does not provide a basis for identifying the only appropriate locations for renewable energy developments.</p> <p>Strategic site considerations deleted as issues are dealt with in Policy CC2</p>	

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
		Additional text to make clear storage developments will be assessed against the same assessment criteria.	
MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11	Paragraphs deleted	Text superfluous and does not support the application and implementation of Policy CC1	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM11.4 Policy CC2: Sustainable Design and Construction of New Development	<p>Developments which demonstrate should achieve high standards of sustainable design and construction will be encouraged by demonstrating Development proposals will be required to demonstrate</p> <ul style="list-style-type: none"> energy and carbon dioxide savings in accordance with the energy hierarchy; and water efficiency; and Development proposals will be expected to consider consideration of good practice adaptation principles for climate resilience in their design, construction and operation. 	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p> <p>Additional wording introduces the energy hierarchy within the policy, linking it to the requirement for a sustainability and energy statement.</p>	Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Planning applications for development covered by this policy are required to include a Sustainability and Energy Statement to demonstrate how the requirements will be met and how development appropriately follows the energy hierarchy.</p>		
<p>MM11.5 Policy CC2: Sustainable Design and Construction of New Development</p>	<p>A. Sustainable Design and Construction of New Development Residential Development</p> <p>Proposals will be supported where they meet the following:</p> <p>All new residential buildings development of 1 or more should achieve:</p> <ul style="list-style-type: none"> i. at least a 19% reduction in Dwelling Emission Rate compared to the Target Emission Rate (calculated using Standard Assessment Procedure methodology as per Part L1A of the Building Regulations 2013) on-site carbon emissions reduction of a minimum of 31% over and above the requirements of Building Regulations Part L (2013), of which at least 19 % should come from energy efficiency measures; and, ii. a water consumption rate of 110 litres per person per day (calculated as per Part G of the Building Regulations). <p>Pending anticipated changes to Building Regulations, developments should further aim to achieve up to a 75% reduction</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>Modifications to carbon emission reductions respond to changes to Building Regulations since submission of the Local Plan and require a fabric first approach in accordance with the principles of the energy hierarchy.</p> <p>A target to achieve a 75% reduction in carbon emissions anticipates the expected introduction of the Future Homes Standard and is consistent with the Council's zero carbon ambition.</p>	<p>Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.</p>

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>in carbon emissions over and above the requirements of Building Regulations Part L (2013) unless it is demonstrated that such reductions would not be feasible or viable.</p> <p>Any higher level of reductions required through Building Regulations or other legislation will supersede the above requirements</p>		
<p>MM11.6 Policy CC2: Sustainable Design and Construction of New Development</p>	<p><u>B. Non-residential development</u></p> <p>All new non-residential <u>buildings development</u> with a total internal floor area of 100m2 or greater should achieve:</p> <ul style="list-style-type: none"> i. <u>a 28% reduction in carbon emissions over and above the requirements of Building Regulations (2013) unless it is demonstrated that such reductions would not be feasible or viable; and,</u> ii. <u>BREEAM 'Excellent' (or equivalent), where feasible and viable and where development proposals are for 1,000m2 or more.</u> <p><u>Strategic site developments should undertake a BREEAM Communities assessment (or equivalent).</u></p> <p><u>All new residential and non-residential developments will be required to submit an energy statement which demonstrates how</u></p>	<p>The 28% reduction originally included in Policy CC1 moved into Policy CC2 as the Future Building Standard does not set a performance improvement threshold akin to the Future Homes Standard.</p> <p>In recognition that it would otherwise be disproportionate to require smaller developments to achieve the BREEAM standard, a 1000m2 threshold is introduced.</p>	<p>Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.</p>

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>these requirements will be met. This should include a sustainability checklist, which shows how principles for sustainable design, construction and operation will be achieved.</p>	Strategic site and energy statement requirements relocated within the policy.	
<p>MM11.7 Policy CC2: Sustainable Design and Construction of New Development</p>	<p>C. Conversion of Existing Buildings and Change of Use</p> <p>Applications Proposals for conversion of existing residential buildings or change of use to residential use should achieve BREEAM domestic refurbishment 'very good' as a minimum.</p> <p>and Proposals for non-residential conversions or change of use will need to achieve BREEAM Non-Domestic refurbishment and Fit out 'excellent' as a minimum.</p> <p>If proposals Proposals relating relate to buildings heritage assets should demonstrate the maximum BREEAM score that can be achieved having balanced issues of significance and value to the historic environment with wider benefits to the economy and to the environment as appropriate. of heritage and conservation value these standards would only be required where they can be achieved in a manner consistent with the appropriate conservation of that asset. The extent to which they can be achieved must be demonstrated by the applicant</p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012	Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM11.8 Policy CC2: Sustainable Design and Construction of New Development	<p>D. Strategic Sites Development proposals on strategic sites should undertake a BREEAM Communities Assessment (or equivalent).</p> <p>Consequential Improvement to Existing Dwellings</p> <p>When applications are made to extend dwellings, proposals will be expected to demonstrate, reasonable and proportionate improvements to the overall energy performance of the dwelling. This will be in addition to the requirements of Part L of the Building Regulations.</p>	<p>Strategic site requirement relocated within the policy.</p> <p>Consequential improvements deleted as it is unclear how a decision maker would assess compliance with this part of the policy and would be a disproportionate burden on applicants.</p>	Yes. The Proposed Modification has implications for supporting commentary in the SA Report (2018) although no changes to the appraisal scoring are considered as being required.
MM11.9 Policy CC2 explanation – paragraph 11.5	Paragraph deleted	Text superfluous and out of date.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM11.10 Policy CC2 Explanation	<p>11.12 Policy CC2 aims to ensure that all new developments achieve high standards of sustainable design and construction, by minimising greenhouse gas emissions, using resources efficiently, enhancing climate change resilience and promoting health and wellbeing. A sustainability statement will be required for all new residential and non-residential applications.</p> <p>11.12a The Council will assess compliance with this policy based on the Sustainability and Energy Statement and/or the BREEAM</p>	New explanatory text to support the application and interpretation of the policy modifications.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>report. BREEAM is used widely in local planning policy in the UK to demonstrate high standards of sustainable design and construction. Proposals affecting heritage assets will also need to draw together relevant evidence on significance and associated impacts in a manner that is proportionate to the scale of the proposal.</p> <p>11.12b The Sustainability and Energy Statement should be completed by a suitably qualified individual and demonstrate how the emissions reduction will be achieved in line with the widely recognised energy hierarchy to:</p> <ul style="list-style-type: none"> • Be Lean: use less energy • Be Clean: supply energy efficiently • Be Green: use low and zero carbon technologies • Be Seen: providing monitoring data to measure effectiveness 		
MM11.11 Policy CC2 Explanation	<p>11.13a Latest Building Regulations (June, 2022) requires a 31% reduction in carbon emissions from residential buildings. There is flexibility on how the emissions reduction is achieved (whether through fabric improvements or renewables). To ensure that each individual dwelling meets a minimum performance threshold and follows the energy hierarchy, a minimum 19% emissions reduction through energy efficiency measures has been applied.</p>	<p>New explanatory text to support the application and interpretation of the policy modifications.</p> <p>Superfluous and out of date text deleted.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>11.13b Further changes to energy efficiency standards for new homes with a new 'Future Homes Standard' are expected to be introduced by 2024. These will ensure new homes built from 2025 will produce 75-80% lower carbon emissions than homes delivered under current regulations. Policy CC2 therefore requires developers to design homes to meet this level of efficiency in advance of anticipated legislative changes. The Future Homes Standard is also expected to put much greater emphasis on 'fabric first' improvements and the Council aligns the policy to this.</p> <p>11.13c Any proposed reduction of at least 28% in carbon emissions in non-residential buildings can be achieved through either enhanced energy efficiency measures, use of renewable and low carbon sources, or a mix of both where appropriate</p> <p>Paragraphs 11.14 to 11.15 deleted</p>		
MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23	Paragraphs deleted	Superfluous and out of date text deleted. BREEAM included in new paragraph 11.12a	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

<p>MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks</p>	<p>District Heating and Combined Heat and Power Decentralised Energy Networks</p> <p>A. The Council strongly supports the development of decentralised energy, including both combined cooling, heating and power (CCHP) and combined heating and power (CHP) distribution networks where the power source of such a network is non-fossil fuel based.</p> <p>B. All major developments are required to assess the feasibility and viability of connecting to an existing decentralised energy network, or, where this is not possible, identified future network opportunities. Where neither option is feasible or viable, developments should evaluate the feasibility and viability of developing a site-wide network. Developments will be required to adopt a solution according to this order unless it is demonstrated that they would be neither feasible nor viable. This evidence should be included in the Sustainability and Energy Statement. Proposals for development within heat priority areas and all New Strategic Sites must demonstrate, that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy, unless it can be clearly demonstrated that such requirements are not viable and/ or that an alternative approach would be more sustainable:-</p> <ul style="list-style-type: none"> i. connection to existing (C)CHP distribution networks; ii. site wide renewable distribution networks including renewable (C)CHP; iii. site wide gas fired (C)CHP distribution networks; iv. renewable communal heating/ cooling networks; v. gas fired communal heating/ cooling networks; vi. individual dwelling renewable heating; and vii. individual dwelling heating, with the exception of electric heating. 	<p>For consistency with the Council’s net zero aspiration the modification recognises that combined cooling, heating and power (CCHP) and combined heating and power (CHP) distribution networks should be supported where the power source is non-fossil fuel based.</p> <p>Requirement for all major development (not only strategic sites or sites in heat priority areas) to consider feasible options for decentralised energy networks against preferential order of approaches to aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p> <p>The modification recognises the Leeds City Region Strategic Heat Programme Heat Network Opportunity Mapping Report (2014) provides evidence that York has heating demand concentrations capable of supporting decentralised networks, but that this work has not been updated. For clarity and effectiveness references to this work are deleted.</p>	<p>Yes. The Proposed Modification includes a range of changes linked to CHP and decentralised energy that should be reviewed for SA implications.</p> <p>The policy name should also be reflected in the SA.</p>
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	<p>C. All (C)CHP systems are required to be scaled and operated in order to maximise the potential for carbon reduction. Developments that do not connect to or implement (C)CHP or communal heating networks should be 'connection-ready'.</p> <p>D. Energy statements must be provided to demonstrate and quantify how development will comply with the energy requirements of this policy. Sustainability and energy statements should set out a level of detail proportionate to the scale of development. The Council will work proactively with applicants on major developments to ensure these requirements can be met.</p>		
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SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34	<p>11.28 The Council will strongly support the use of decentralised energy in new developments, and therefore requires all new major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network. Applicants should consider the options below, in the order listed, to ensure that energy from an efficient source is used where possible:</p> <ol style="list-style-type: none"> Connect immediately: where feasible and viable, development will be required to connect immediately to existing networks that are likely to be operational in the long term, and do not require the network as a whole to increase its fossil fuel consumption (i.e. it should be demonstrated that the network either has spare and wasted capacity, or demonstrate that the energy in the decentralised network is sourced from renewable sources). Connect in immediate future: where networks do not currently exist, developments will be required to assess the feasibility of connecting to identified future decentralised energy network opportunities in the vicinity of the site, having regard to best available evidence such as area specific feasibility studies and any other relevant energy plans. Where shown to be feasible and viable, development proposals must provide on-site infrastructure for connection and agree a timescale for connection where possible; 	<p>New explanatory text to support the application and interpretation of the policy modifications.</p> <p>Superfluous and out of date text deleted.</p>	<p>No. The proposed change is to the introductory text. This is not considered significant for the purposes of SA.</p>

SECTION 11: CLIMATE CHANGE			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>3. Provide a site wide low carbon network: where connection to an existing or planned network is not feasible, developments should evaluate the feasibility and viability of a site wide network using low carbon energy sources</p> <p>and particularly (C)CHP distribution networks, with the aspiration that this will help achieve the targets set in the Climate Change Action Plan for York. The Council will work with developers during pre-application discussions, in order to facilitate the development of district heating networks and buildings that are 'connection ready'.</p> <p>Paragraphs 11.29 – 11.34 (including figure 11.1 and table 11.1) deleted</p>		

Table A0.11 Section 12 – Environment Quality and Flood Risk

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM12.1 Policy ENV1: Air Quality	<p>New policy text, wholly replacing submission policy</p> <p><u>Development will only be permitted if the impact on air quality is acceptable, including the provision of mechanisms which appropriately mitigate adverse impacts and further exposure to poor air quality</u></p> <p><u>All applications which are:</u></p> <ul style="list-style-type: none"> <u>* major planning applications; or</u> <u>* within Air Quality Management Areas (AQMA's); or</u> <u>* with potential to generate significant air quality impacts; or</u> <u>* include air quality sensitive uses (including schools, hospitals, care homes)</u> <p><u>must submit a detailed Air Quality Assessment. This should quantitatively identify emissions arising from the proposal, air quality impacts and exposure to pollution as a result of the proposal and demonstrate how these will be minimised and mitigated against as part of the development.</u></p> <p><u>Where an Air Quality Assessment identifies there is potential for new occupants to be exposed to unacceptable levels of air pollutants, an exposure mitigation strategy will be required.</u></p>	To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The new policy wording should be appraised in the SA.

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
<p>MM12.2 Policy ENV1 Explanation</p>	<p>12.6 In order to reduce emissions to air and improve air quality the impact of development on air quality must be acceptable. The significance of the air quality impacts will depend on the context of the development. Air quality is likely to be a high priority consideration where the development leads to a breach, or significant worsening of a breach of an air quality objective, in an AQMA for example, or indeed where the development introduces new exposure into an exceedance area.</p> <p>Mechanisms must be put in place to prevent (or reduce as far as practically possible) further human exposure to poor air quality. This is applicable to both new developments and on existing sites that can be affected by new development. Development which includes 'relevant' locations in areas where air quality is known to be above or approaching air quality objective values must seek to reduce exposure according to the design mitigation hierarchy set out at Figure 12.2 below. Relevant locations can be defined as outdoor, non-occupational locations (e.g. schools, care homes, hospitals and residential properties) where members of the public are likely to be regularly exposed to pollutants over the averaging time of the air quality objectives.</p> <p>12.7 Applicants must use 'best endeavours' to minimise total emissions from their sites, during both construction and operational phases, including minimising transport to and from them. This will may include measures requirements to minimise private car use prioritising walking and cycling promote and incentivise and provision of infrastructure to support the use of low emission vehicles and fuels. Consideration should also be given to the exposure mitigation hierarchy (see figure 12.2) in the design of the</p>		<p>No. The proposed change is to the introductory text. This is not considered significant for the purposes of SA.</p>

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>development to help minimise exposure to poor air quality. and in some cases the provision of, or financial contribution towards the cost of low emission vehicles and associated infrastructure. Developer contributions to fund appropriate mitigation may be required. Examples include the provision of on-site electric vehicle recharging infrastructure and/or financial support for the provision low emission public transport services such as public transport and waste collection. The actual measures required will be site specific depending on the scale and location of the development and the connecting transport routes. A Low Emission Supplementary Planning Document (SPD) will be prepared which will set out how the Council will consider and how applicants should approach, planning applications that could have an impact on air quality. Minor planning applications are those proposals for 9 or less dwellings/up to 1,000sqm commercial floorspace and major planning applications are those proposals for 10 or more dwellings/over 1,000sqm commercial floorspace).</p> <p>...</p> <p>12.8 A detailed emissions assessment and/or a full detailed Air Quality Impact Assessment are likely to will be required for major planning applications that have potential to generate significant air quality impacts or include air quality sensitive uses such as:</p> <ul style="list-style-type: none"> generate or increase traffic congestion; 		

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> • give rise to significant change in traffic volumes i.e. +/- 5% change in annual average daily traffic (AADT) or peak hour flows within AQMAs or +/- 10% outside AQMAs; • give rise to significant change in vehicle speeds i.e. more than +/- 10 kilometres per hour on a road with more than 10,000 AADT (or 5,000 AADT where it is narrow and congested); • significantly alter the traffic composition on local roads, for example, increase the number of heavy duty vehicles by 200 movements or more per day; • include significant new car parking, which may be taken to be more than 100 spaces outside an AQMA or 50 spaces inside an AQMA. This also includes proposals for new coach or lorry parks; • introduce new exposure close to existing sources of air pollutants, including road traffic, industrial operations, agricultural operations; • include biomass boilers or biomass fuelled Combined Heat and Power (CHP) plant (considerations should also be given to the impacts of centralised boilers or CHP plant burning other fuels within or close to an AQMA); • could give rise to potentially significant impacts during construction for nearby sensitive locations (e.g. hospitals, schools, care homes, residential areas, areas with parked cars and commercial operations that may be sensitive to dust); • will result in large, long-term construction sites that would generate large HGV flows (>200 movements per day) over a period of a year or more; and/or 		

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> requires an Environmental Impact Assessment. <p>Development which includes 'relevant' locations in areas where air quality is known to be above or approaching air quality objective values must seek to reduce exposure according to the design mitigation hierarchy set out at Figure 12.2 below. Relevant locations can be defined as outdoor, non-occupational locations (e.g. schools, care homes, hospitals and residential properties) where members of the public are likely to be regularly exposed to pollutants over the averaging time of the air quality objectives</p> <p>12.9 Clear guidance in the form of a comprehensive schedule of the development triggers for what level of air quality assessment will be set out in the forthcoming Low Emission SPD, to ensure a clear and consistent approach. Information will also be provided on recommended low emission vehicle technologies and fuels that should be implemented to mitigate emissions. Mitigation measures are likely to include priority and parking incentives for low emission vehicles, the provision of electric charging points in new developments and car free developments. The potential of using developer contributions to fund low emission infrastructure and mitigate against emissions will also be explored.</p>		

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>12.9a Further guidance will be set out in the forthcoming Low Emission SPD. The Council will review the significance of the air quality impacts in line with local and national guidance.</p>		
<p>MM12.3 Policy ENV2: Managing Environmental Quality</p>	<p>Development will not be permitted where it does not unacceptably harm the amenities of existing and future occupants on the site occupiers and existing in neighbouring communities</p> <p>would be subject to significant adverse environmental impacts such as noise, vibration, odour, fumes/emissions, dust and light pollution without effective mitigation measures. Development proposals that are likely to give rise to the following environmental impacts Evidence must be submitted to demonstrate that environmental quality is to the satisfaction of the Council. how these matters have been considered in relation to both the construction and life of the development:</p> <ul style="list-style-type: none"> • Increase in artificial light or glare; • Adverse noise and vibration; and • Adverse impact upon air quality from odour, fumes, smoke, dust and other sources; <p>Development proposals for uses that are likely to have an environmental impact on the amenity of the surrounding area, including residential amenity, open countryside, local character and distinctiveness, and public spaces, must be accompanied by evidence that the impacts have been</p>	<p>To aide effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>Yes. Although the changes are not considered to affect the appraisal in the SA Report (2018) where significant positive effects were found in relation health (SA Objective 2) and land use (SA Objective 9) the commentary refers to the previous policy wording and should be reviewed.</p>

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>evaluated and the proposal will not result in loss of character, amenity or damage to human health, to either existing or new communities. This includes assessing the construction and operation phases of development.</p> <p>Where proposals are acceptable in principle, planning permission may be granted subject to conditions.</p> <p>For proposals which involve development with common party walls a verification report must be submitted to confirm the agreed mitigation works have been carried out.</p>		
<p>MM12.4 Policy ENV3: Land Contamination</p>	<p>Where there is evidence that a site may be affected by contamination or the proposed use would be particularly vulnerable to the presence of contamination (e.g. housing with gardens), planning applications must be accompanied by an appropriate contamination risk assessment.</p> <p>Development of a site known to be or which has the potential to be affected by contamination will be permitted identified as being at risk will not be permitted where a contamination assessment does not fully assess the possible contamination risks, and / or where the proposed remedial measures will not deal effectively with the levels of contamination to ensure there are no significant impacts on human health, property, groundwater or surface water. Where proposals are acceptable in principle, planning permission will be granted subject to conditions.</p> <p>...</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.</p>	<p>Yes. Although the changes are not considered to affect the appraisal in the SA Report (2018) where significant positive effects were found in relation health (SA Objective 2) the commentary refers to the previous policy wording and should be reviewed.</p>

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM12.5 Policy ENV4: Flood Risk	<p>...</p> <p><u>Development proposed in areas of flood risk must be informed by an acceptable site-specific flood risk assessment, following the Sequential Test and if required, the Exception Test.</u></p> <p><u>An assessment of whether the development is likely to be affected by flooding and whether it will increase flood risk locally and elsewhere in the catchment must be undertaken. The assessment of proposed development against its flood risk vulnerability and its compatibility with this vulnerability, as defined in the most up to date Strategic Flood Risk Assessment (SFRA), will determine whether development is appropriate, what detailed policies for the resultant flood zone classification, as stated in the SFRA will apply, and whether a further Exception Test (that makes provision for sites in a zone with a higher probability of flooding to be assessed against wider sustainability benefits, provided that the flood risk posed is controlled and mitigated to an acceptable level) is subsequently required.</u></p> <p><u>Proposals located in areas known to be at risk from any form of flooding must demonstrate that:</u></p> <ul style="list-style-type: none"> <u>i. there is no direct or cumulative increase in flood risk locally or elsewhere in the catchment arising from the development; and,</u> <u>ii. The development will be safe during its lifetime with arrangements for the adoption, maintenance and management of any mitigation measures identified in a management and maintenance plan</u> 	For consistency with national planning policy and to aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012.	Yes. The Proposed Modification provides greater clarity on the approach to flood risk. Although the policy appraisal set out in SA Report (2018) is unlikely to change linked to this, the implications should be reviewed.

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>Where flood risk is present, development will only be permitted when the local planning authority is satisfied that any flood risk within the catchment will be successfully managed (through a management and maintenance plan for the lifetime of the development) and there are details of proposed necessary mitigation measures.</p> <p>A site specific flood risk assessment that takes account of future climate change must be submitted with any planning application related to sites:</p> <ul style="list-style-type: none"> i. in Flood Zone 1 larger than 1ha; ii. in Flood Zone 1 where development could be affected by flooding from sources other than rivers and the sea; iii. in Flood Zones 2 and 3; and iv. where development or change of use to a more vulnerable use may be subject to other sources of flooding <p>where flood risk is an issue, regardless of its location within the flood zones. In addition, a site-specific flood risk assessment that takes account of future climate change must be carried out for all planning applications of 1 hectare or greater in Flood Zone 1 and for all applications in Flood Zones 2, 3a, 3a(i) and 3b.</p> <p>Areas of greater flood risk may be utilised for appropriate green infrastructure spaces. Proposals should adopt a sequential approach to site layout and the potential for green infrastructure to provide natural flood management and mitigation should be incorporated, where appropriate.</p>		

Table A0.12 Section 14 – Transport and Communications

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM14.1 Section 14 Introduction (page 210)	<p>14.2 Transport policies have an important role to play contributing to this and also contributing to wider sustainability, environmental (including heritage) and health objectives. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel and enabling development in a way which reduces its environmental impact.</p> <p>...</p> <p>14.3a A new Local Transport Strategy is being prepared and, informed by the Local Plan, it will set out the Council's approach to maximising sustainable transport use in York. It will inform a new Local Transport Plan which will be developed using the emerging Department for Transport guidance and will be submitted to government. This will set out York's transport priorities and act as a bidding document to government for further Transport Funding.</p> <p>14.3b The Local Transport Strategy will be supported by a number of implementation documents which will set out detailed plans for individual modes of transport or aspects of the transport system. One of the implementation documents will be York's Local Cycling and Walking Infrastructure Plan which will set out in detail how the York cycle and walk networks will be developed to provide effective walk/ cycle facilities to support the proposed development pattern. A further implementation</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p> <p>New statement introduced to support sustainable modes and to reflect preparation of a new York Local Transport Strategy/ Plan.</p>	<p>No. The proposed change is to the introductory text. This is not considered significant for the purposes of SA.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	document will be the Bus Service Improvement Plan, which will set out how the bus service in York will be developed.		
MM14.2	Development will be permitted supported where it minimises the need to travel and provides safe, suitable and attractive access for all transport	To enhance clarity for decision making purposes in	No. The proposed change provides clarifications to policy wording and explanatory

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy T1: Sustainable Access	<p>users to and within it, including those with impaired mobility, such that it maximises the use of more sustainable modes of transport.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> a. ensuring developments that can be reasonably expected to generate significant traffic movements are supported by frequent high quality public transport linking them to York’s City Centre and other key destinations, as appropriate; and b. requiring development proposals to demonstrate <ul style="list-style-type: none"> i. There is safe and appropriate access to the adjacent adopted highway for motor vehicles but also for pedestrians and cyclists. <p>...</p> <p>...For all development, public transport services should be within reasonable safe walking and cycling travel distance of all parts of the development.</p> <p>In applying this policy it is recognised that in some circumstances developments will not be able to achieve these criteria (for example, in heart of foot streets area), so they can, subject to sufficient justification of effective accessibility (including taxis) being submitted by a developer, be relaxed. Also some developments may be of a sufficient size to warrant a higher degree of accessibility than would otherwise be required for its location.</p>	<p>line with paragraph 154 of NPPF 2012</p> <p>Reference to cycling deleted to reflect much longer cycle distances.</p> <p>Deleted text moved from Policy T1 to explanatory text.</p>	<p>elements are moved to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM14.3 Policy T1 explanation – paragraph 14.4	... The layout and design of development will need to balance safety, convenience and attractiveness whilst addressing potential conflict between the different modes of transport. In applying this policy it is recognised that, in some circumstances, developments will not be feasible (for example, in the heart of footstreets area), so they can, subject to sufficient justification of effective accessibility, be applied more flexibly.	To provide additional clarity.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.
MM14.4 Policy T2: Strategic Public Transport Improvements	<p>The Plan will support the delivery of general and specific junction, highway or public transport infrastructure enhancements as set out in the Local Transport Plan 32 2011-2031 (LTP3) and subsequent associated (or complementary) investment programmes; (including updates to the Local Plan Infrastructure Delivery Plan), particularly the Bus Service Improvement programme starting from 2022 and the programme to electrify up to two-thirds of York's bus network. The Council will enable and where appropriate require development to contribute to:</p> <ul style="list-style-type: none"> Expanded and improved bus services across the City, potentially including elements of Bus Rapid Transit services, to connect Site Allocations ST15 and ST14 to York city centre and adjacent development. Expansion and improvements to the Park and Ride network to serve inter-urban bus services and reduce pressure on the strategic road network Highways enhancements and traffic restraint measures in the city centre to improve public transport reliability 	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p> <p>Text updated to refer to Infrastructure Delivery Plan and Bus Service Improvement Plan</p> <p>Original scheme list deleted.</p>	Yes. The additional elements within the policy should be reviewed for implications in the appraisal. Although the appraisal noted significant positive effects in relation to transport (SA Objective 6) and this is unlikely to be affected the commentary should be reviewed.

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> Rail and accessibility improvements including improvements to public transport interchange at York Station and development of a new Station at Haxby. <p>The Council has identified specific projects as part of its Infrastructure Delivery Plan, highlighting timescale for delivery (whether short, medium and longer term) and associated funding and delivery bodies. This will be regularly reviewed and updated over the life of the Plan to support delivery.</p> <p>In addition, strategic public transport infrastructure, as listed below, and (if requiring land outside of the highway boundary to implement) as identified on the Proposals Policies Map, will be implemented in the short-term and medium-term timescales shown, and pursued in the long-term timescale shown.</p> <p><u>Short-term (2017-22)</u></p> <p>i. The following highway enhancements to improve public transport reliability</p> <ul style="list-style-type: none"> Electrification of 5 of 6 services on the park and ride network public transport interchange improvements in York city centre at Rougier Street and Museum Street, Leeman Road / Shipton Road Corridor Improvements, improve bus routing and waiting facilities adjacent to the memorial gardens in Leeman Road 		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> • citywide improvements to the urban traffic control system to improve service reliability, and • a package of physical measures to improve operation of the bus fleet and bus services in York city centre. <p>Medium-term (2022-27)</p> <p>ii. Further expansion of the Askham Bar and Popploton Bar Park & Ride facilities to match rising demand.</p> <p>iii. The following highway enhancements to improve public transport services and reliability</p> <ul style="list-style-type: none"> • a segregated grade-separated bus (and pedestrian /cycle) route across A1237 to improve connectivity with the areas to the north-west of the city, and • a dedicated public transport / cycle route linking the new settlement (ST15) to a suitable access on York's highway network in the urban centre of York (subject to confirmation of developers access proposals to site ST15 so not shown on the proposals policies map). <p>Long-term (2027-32)</p> <p>iv. A new railway station at Haxby.</p> <p>v. Traffic restraint measures in the city centre to improve public transport reliability</p>		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>The Plan will also support (subject to compliance with other policies in the Plan) development proposals that</p> <ul style="list-style-type: none"> vi. improve rail access and connectivity, including but not limited to new railway stations / halts for heavy or light rail services, and capacity improvements and other enhancements (including new technology applications, where appropriate) on rail lines running into or through York; or vii. provide highway enhancements to improve public transport reliability; or viii. facilitate the relocation of the Designer Outlet Park & Ride facility. 		
<p>MM14.5 Policy T2</p> <p>Explanation – paragraphs 14.15 to 14.23</p>	<p>14.15 Preliminary Transport modelling work undertaken using the City of York’s strategic transport model predicts forecasts that the volume of traffic on the highway network overall could increase by approximately 15% (an extra 6,500 vehicle trips in each peak) by 2033the end of the local plan period. The corresponding predicted increase in travel time across the network is approximately 30% and the increase in network delay is approximately 55%. If not mitigated by improvements to non-car modes, this level of traffic growth could lead to significant delays being experienced on the radial routes into York, the outer ring road (A64 and A1237) and all routes within the outer ring road.</p>	<p>To provide clarity on the implementation and application of Policy T2 to development proposals</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>14.16 To help mitigate this, the implementation of strategic public transport infrastructure, in association with service improvements seeks to encourage modal shift away from private motor vehicle use to more use of public transport. This offers enhanced access for all members of the community to jobs, services and leisure opportunities and reduce reliance on private motorised transport for travel and hence minimise the increase in traffic levels arising from new development. <u>This will be enabled through strategic projects led by the Council and where required to mitigate development impacts, through developer contributions associated strategic site allocations as identified in Section 3 of this Plan and from other developments in line with Policy DM1. The broad timescales for the delivery of these schemes shall match the anticipated growth in population and demand for travel in York over the plan period, and development-related opportunities.</u></p> <p>14.17 Policy T2 identifies <u>the approach of developing York's bus network in the short term through interventions through York's Bus Service Improvement programme, individual schemes with funding committed (such as rebuilding York Station frontage). In the longer term the focus will be on developing a Bus Rapid Transit system on the principal routes in York, including new settlements at Land West of Elvington Lane (ST15) and Land West of Wigginton Road (ST14). the principal strategic schemes that need to be delivered, but many more smaller projects with more local impacts will also be required, either individually or as part of larger projects. The Council will support development proposals which bring about the improvement of existing railway stations and facilities or the provision of new existing railway</u></p>		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>stations and facilities, or bring about some other improvement which will be beneficial to the operation of the line. More detail is contained in the Infrastructure Delivery Plan. York Railway Station is not included in this list (other than for the public transport interchange improvements at York Station) as it is subject to a shown in the separate specific policy (Policy T3).</p> <p>14.18 The development of new and improved public transport services and facilities will still need to satisfy policies throughout the plan in terms of protecting the built and natural environment and replacing amenities that may be otherwise removed by development.</p> <p>14.19 Askham Bar Park & Ride site currently has 1,100 car parking spaces, but it can be expanded to accommodate a further 150 spaces. The planning permission for the Poppleton Bar Park & Ride site (currently 600 spaces) allows for further expansion up to 1200 spaces. For new (or relocated) Park & Ride sites, location is an important factor in ensuring its effective operation. Sites should, ideally, be</p> <ul style="list-style-type: none"> • well signed; • adjacent to a major radial approach route; • on the edge of the built up area; • safe and easy to access; • outside any congested area to maximise the advantages of bus priority; and • adjacent to trip attractors (i.e. destinations in their own right) if there is a desire to attract non-Park & Ride passengers, particularly 		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>for 'back-trips', to the bus service. Siting trip generators (e.g. residential developments) near to bus stops at which Park & Ride services call could also attract non-Park & Ride passengers.</p> <p>14.20 Improvements or new major public transport facilities should include sufficient car parking for persons with disabilities, cycle parking and facilities for buses, taxis and where appropriate, coaches. Provision of car parking (other than for people with disabilities) should be determined through a transport assessment and travel plan. New or improved facilities should also incorporate suitable signage and traffic management measures to reduce potential conflicts.</p> <p>14.21 The Council will support development proposals which bring about the improvement of existing railway stations and facilities or the provision of new existing railway stations and facilities, or bring about some other improvement which will be beneficial to the operation of the line. York Railway Station is not included in this list (other than for the public transport interchange improvements at York Station) as it is subject to a shown in the separate specific policy (Policy T3). At new or improved rail stations the 'station environment' must provide safe and convenient movement to and between platforms and include other facilities, such as sheltered waiting and ticketing facilities, public transport information and sensitive lighting and landscaping. Proposals for new or improved rail stations should also have improved access to them by all modes, in accordance with the Council's Hierarchy of Transport Users as set out in the Local Transport Plan 2011-2031 (LTP3).</p>		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>14.22 The strategic public transport improvements in the longer-term are vital to widen the transport choices available to people who live in, work in or visit York as the larger residential and employment sites come on-stream. Improvements to the rail network will also reduce pressure on the strategic road network.</p> <p>14.23 More detail pertaining to how strategic public transport infrastructure is to be funded and delivered is contained in the Infrastructure Delivery Plan which will be updated to ensure it reflects data on transport demand and the projects planned to address this.</p>		
<p>MM14.6 Policy T3: York Railway Station and Associated Operational Facilities</p>	<p>Development will be supported that:</p> <ul style="list-style-type: none"> i. conserves and, where appropriate, enhances those elements that contribute to the significance of the Listed Grade II* station; ii. improves the setting of and approaches to the station and the experience of those using it, to meet the demands of the modern rail customers; iii. increases the railway capacity at York Station (as identified on the Proposals Policies Map) to meet changing demands on and capacity in the rail network, over the duration of the Local Plan period and beyond, and to develop the station as <p>...</p>	<p>Text rephrased to improve clarity.</p>	<p>No. The proposed changes to the policy wording provide greater clarity. They are not significant for the purposes of the SA.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>vi. improves pedestrian and cyclist access to within and through the station, including, but not limited to</p> <ul style="list-style-type: none"> links to improved interchange with further links from the station this to the south-western quadrant of the city centre, ... <p>vii. facilitates the continued use of essential operational rail lines and facilities or the establishment of new essential operational rail lines or facilities until such time, as determined by the rail regulator, that land required for York Central (Policy SS4) is no longer to remain in rail use.</p>		
<p>MM14.7</p> <p>Policy T4: Strategic Highway Network Capacity Improvements</p>	<p>The Plan will support the delivery of general and specific junction or other highway enhancements as set out in the Local Transport Plan 2011-2031 (LTP3) and subsequent associated (or complementary) investment programmes that improve journey time reliability on sections of the road network that experience high volumes of traffic or delay.</p> <p>In addition, strategic highway capacity improvements, as listed below and (if requiring land outside of the highway boundary to implement) as identified Proposals Policies Map, will be implemented in the short term and medium term timescales shown, and pursued in the long term timescale shown:</p> <p>The Council will enable and, where appropriate, require development to contribute to:</p>	<p>To enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p> <p>Scheme delivery timescales updated to reflect progress on the ground.</p> <p>Viii amended to reflect funding award for dualling</p>	<p>Yes. The proposed changes to policy wording include reference to additional infrastructure requirements which should be reviewed for implications.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p><u>Short-term (2017/18 – 2023²/24³)</u></p> <p>...</p> <p><u>Long-term (2027/28 – 2032/33)</u></p> <p>vii. <u>New access off A64, including grade separated junction, to serve the Land West of Elvington Lane site (ST15)</u></p> <p>viii. <u>Upgrading the A1237 to dual-carriageway standard between the A64 Askham Bryan junction and A19 Shipton Road junction-</u></p> <p><u>ix. Improvements to the A64 to mitigate trip growth on this route</u></p> <p>...</p> <p><u>The Council has identified specific projects as part of its Infrastructure Delivery Plan, highlighting timescale for delivery (whether short, medium and longer term) and associated funding and delivery bodies. This will be regularly reviewed and updated over the life of the Plan to support delivery.</u></p>	<p>between A19N and Hopgrove.</p> <p>ix added to reflect forecast congestion on A64.</p> <p>Link to Infrastructure Delivery Plan added.</p>	
MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements	<p>The Plan will support the delivery of general and specific schemes as set out in the Local Transport Plan 2011-2031 (LTP3) and subsequent associated (or complementary) investment programmes to provide a comprehensive cycling and pedestrian network and improve the environment for walking and cycling, <u>including in York's Local Cycling and Walking Infrastructure Plan (LCWIP), which is in development.</u></p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>Yes. The proposed changes to policy wording include reference to the new LCWIP whilst reference to infrastructure requirements are removed. This</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>The Council will enable and where appropriate require development to contribute to:</p> <ul style="list-style-type: none"> Improvement and expansion to the strategic cycle network across the City Of York Council Improvements to the pedestrian network, including public realm enhancements and where feasible widening of the pavement New pedestrian / cycle bridges across waterways including the River Foss <p>In addition, strategic cycle and pedestrian network links and improvements, as listed below and (if requiring land outside of the highway boundary to implement) as identified on the Proposals Policies Map, will be implemented in accordance with the timescales shown, to encourage modal shift away from private motor vehicle use to more active and sustainable modes of transport:</p> <p><u>Short-term (2017/18 – 2022/23)</u></p> <ul style="list-style-type: none"> i. Widening of footway / cycle way on east side of Scarborough bridge and new approach ramps (includes direct link into York Station); ii. Haxby Road / Huntington Road Corridor (Phase 1 – north of existing Nestle site to A1237)*; iii. Wetherby Road / Acomb Road Corridor*; iv. Bishopthorpe Road South Corridor*; v. Fishergate North Corridor*; 	<p>General amendments made to reflect new environment for cycling schemes - particularly LTN1/20 and the need for local transport authorities to produce Local Cycling and Walking Infrastructure Plans. This replaces the former walking/ cycling scheme prioritisation.</p>	<p>should be reviewed for any SA implications.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>vi. Strensall Road Corridor (Strensall to A1237)*, and</p> <p>vii. University of York East Campus to West Campus link.</p> <p>Note schemes denoted thus (*) also extend into the medium term and long term.</p> <p>Medium-Term (2022/23 – 2027/28)</p> <p>viii. Wigginton Road Corridor – Mill Lane to north of existing Nestle Site (ST17) (complementing Inbound bus priority measures on Wigginton Road);</p> <p>ix. Haxby Road / Huntington Road Corridor (Phase 2 – city centre to north of existing Nestle site (ST17);</p> <p>x. Hull Road Corridor (complementing Bus priority measures on the Hull Road corridor);</p> <p>xi. Hurricane Way / Stirling Road corridor**, and</p> <p>xii. Pedestrian / cycle bridges across the River Foss (as part of the re-development of the York Castle Gateway major regeneration area);</p> <p>Note scheme denoted thus (**) is a relatively small scheme that could be implemented the short term.</p> <p>Long-Term (2027/28 – 2032/33)</p>		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>xiii. Strategic north-south and east-west cycle routes through the city centre.</p> <p>In addition to the above, other schemes identified through the Council's Strategic Cycle Route Network Evaluation and Prioritisation Methodology (e.g. Strategic Infill cycle scheme package and Cycle Routes to Villages package) will be pursued.</p> <p>The Plan will also support proposals that improve access to and around new development, particularly strategic sites, and proposals that improve other cycle and pedestrian routes that are neither strategic network links nor routes included in the Proposals Policies Map.</p>		
<p>MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities</p>	<p>Development will be supported in locations close to existing or proposed public transport interchanges or facilities high frequency public transport routes/facilities provided that the development does not:</p> <ul style="list-style-type: none"> • lead to a loss of access to the interchange or facility/route and at the interchange or facility; or • have a detrimental impact on the operation of the interchange or facility/ route; or • have a detrimental impact on the interchange or facility/route or the surrounding area, such that the long-term viability of public transport services would be adversely affected; or • prejudice the existing or future expansion of the interchange or facility to accommodate more services or modes (e.g. for example, freight); or 	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>Yes. Although the appraisal set out in the SA Report (2018) found positive effects in relation transport (SA Objective 6) and changes to this assessment are unlikely the commentary should be reviewed. Additionally, the implications for other SA topic areas should be reviewed.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> generate a demand for travel by private motorised vehicles that is likely to be unsustainable either in the location of the development or on the wider highway network; or have an adverse impact on the character, historic and natural environment and amenity of the area in the vicinity of the development; or compromise the purpose of the Green Belt. <p>To prevent the loss <u>or reuse (for a different purpose)</u> of disused public transport corridors <u>(former rail line formations)</u> or public transport facilities that could otherwise be reused, new development will be not be permitted where it prejudices the reuse of disused public transport corridors or facilities, and where there is a reasonable prospect of the:</p> <ul style="list-style-type: none"> reopening of the transport corridor or facility for either heavy rail or light rail (e.g. tram-train) operation, or other form of 'guided' public rapid transport service; or the re-opening of a heavy rail/light rail (tram-train) station or halt; or the provision of a rail head/freight facility; or the continued use or future use of the transport corridor as a walking or cycling route or as a route for horse-riding; or the transport corridor either functioning or being able to function as a wildlife corridor; or the transport corridor being reclaimed for use as a linear park. <p>Where development is sited close to or is likely to have an impact on existing operational <u>or disused</u> railway lines or lines that may be</p>		

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	reopened, no new crossings will be permitted. Furthermore, development proposals must demonstrate to the satisfaction of Network Rail that the safe use of affected level crossings as a result of development will not be compromised or the impacts can be mitigated.		
MM14.10 Policy T7 Explanation – paragraph 14.49	14.49 The coverage and content of a TS, TA or TP-Transport Statement or Transport Assessment will vary significantly depending on the size and type of development they are required to support. Although NPPF does not state explicitly when a Transport Statement should be prepared in preference to a Transport Assessment (and vice versa) , the transport issues arising out of smaller development proposals may not require a full Transport Assessment to inform the process adequately and identify suitable mitigation. In these instances, it has become common practice to produce a simplified report - a TS. There will also be situations where the transport issues relating to a development proposal are limited, and no formal assessment is necessary. A transport statement will be required for major development and a Transport Assessment will be required for any development expected to generate 30 or more peak hour trips. Guidance thresholds for the preparation of a TS TA or TP will be contained in the 'Sustainable Transport for Development SPD. In addition, the Council reserves the right to request a TS, TA or TP in other instances. There may be instances where the location and/or the nature of the development are considered to be particularly sensitive and the Council requests a Transport Statement or Transport Assessment below these thresholds, for example a development in an area with sensitive heritage or high congestion levels.	For clarity on the planning application requirements.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 14: TRANSPORT AND COMMUNICATIONS			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM14.11 Policy T8: Demand Management	<p>To improve the overall flow of traffic in and around York City Centre, improve road safety, provide an environment more conducive to walking and cycling, and contribute to overall environmental quality development should comply with the Council latest parking standards guidance, incorporate appropriate demand management measures that reduce congestion, improve public transport journeys, ease pedestrian and cycle access to, within and through the development and improve the streetscape. will be supported that is in compliance with the Council's up-to-date Parking Standards, as contained in the 'Sustainable Transport for Development' SPD.</p> <p>Development that increases the number of long-stay (i.e. more than 4 hours parking) car parking spaces in and around the city centre will not be permitted.</p> <p>Positive consideration will be given to development proposals incorporating appropriate demand management measures that reduce congestion, improve public transport journeys, ease pedestrian and cycle access to, within and through the development and improve the streetscape. +</p>	<p>To aid effectiveness and enhance clarity for decision making purposes in line with paragraph 154 of NPPF 2012</p>	<p>No. The Proposed Modification includes changes that provide clarity on demand management and parking. The appraisal in the SA Report (2018) found significant positive effects for the policy. No reference was included to the provision of an SPD and removal from policy wording is not considered significant for the purposes of SA.</p>

Table A0.13 Section 15 – Delivery and Monitoring

SECTION 15: DELIVERY AND MONITORING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
MM15.1 Policy DM1: Infrastructure and Developer Contributions	<p>...The Council will seek contributions from developers to ensure that the necessary infrastructure is in place to support future development in York. Contributions will be sought to fund strategic infrastructure that helps to deliver the Vision, Spatial Strategy and Objectives of the Local Plan, as well as specific infrastructure that is necessary to deliver an individual site.</p> <p>Where developers demonstrate that there are exceptional circumstances which justify the need for a viability assessment at the application stage, the Council will consider the assessment. If the development is demonstrably unviable, consideration will be given to modifying the phasing of obligations and may extend to including a review mechanism in any legal agreement.</p> <p>...</p>	For effectiveness and to clarify that where a development is unviable as demonstrated by a viability assessment, CYC will consider modifying the phasing of obligations and may extend to including a review mechanism in any legal agreement.	Yes. The Proposed modification provides additional reference to viability assessment. This exception was not included in prior policy wording and the assessment in the SA Report (2018) should be reviewed.
MM15.2 Policy DM1 explanation – paragraph 15.13	<p>Planning obligations (including contributions) and any levy will be sought in accordance with legislation and Government policy. Recent legislation has resulted in some reforms to restrict the use of planning obligations coming into effect and others that took effect from April 2014. For example, Part 11 of the Planning Act 2008 provided for the introduction of the Community Infrastructure Levy (CIL) and the Community Infrastructure Regulations, 2010 set out the detail of how CIL will be</p>	Text deleted where it relates to CIL regulation changes.	No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.

SECTION 15: DELIVERY AND MONITORING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
	<p>used to charge and pool contributions from a variety of new developments to fund infrastructure. The Council will consider what it will charge (and collect) contributions on a city-wide or area basis in order to help fund certain elements of strategic infrastructure that will be required to deliver all future development or the development of a particular area of the City. However, under the CIL regulations, as amended, the Council's ability to pool S106 has been limited since April 2015.</p>		
<p>MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1</p>	<p>For the sustainable transport component within the 'Ensure Efficient and Affordable Transport Links' element of the Plan's Vision and Outcomes, preliminary transport modelling predicts that the volume of traffic on the highway network overall could increase by approximately 2915% (an extra 706500 vehicle trips in each peak) by the end of the local plan period. The corresponding predicted increase in travel time across the network is approximately 30% and the increase in network delay is approximately 55%. These are average values and there will be variations throughout the network, with some areas or specific junctions experiencing higher levels of delay than others. <u>Two things should, however, be highlighted in relation to traffic growth in York. First, the increasing level of delay on the network should be considered not in the context of the 2019 base values (as per Table 15.1), but against the traffic impacts of other development scenarios for York (on the basis that some development and population growth will be seen in the city whether a Local Plan is adopted or not). Modelling undertaken for the Local Plan illustrates that the chosen spatial distribution in the Local Plan imposes a similar traffic impact to alternative development scenarios. Secondly, the modelling represents a stress test of the network using a reasonable worse case scenario for trip growth.</u></p>	<p>Updates to incorporate recent transport modelling work.</p>	<p>No. The proposed change is to the explanatory text. This is not considered significant for the purposes of SA.</p>

SECTION 15: DELIVERY AND MONITORING																
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?													
	<p>Between 2001 and 2021 York's population increased substantially, but this did not lead to a proportionate increase in trip making</p> <p>Replace Table 15. 1 with:</p> <p>Table 15. 1: Comparison of Future Year Modelled Travel Times with Baseline Year Travel Times (2019)</p> <table border="1"> <thead> <tr> <th rowspan="2">Trip</th> <th rowspan="2">2019 Base year modelled peak hour trip time (decimal mins)</th> <th colspan="3">Future Year (2032/33) Forecast</th> </tr> <tr> <th>Modelled peak hour trip time (decimal mins)</th> <th>Increase from baseline year (decimal mins)</th> <th>Difference versus a non Local Plan development pattern in 2033 (decimal mins) (a negative number shows the with local plan outcome to be better on</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Trip	2019 Base year modelled peak hour trip time (decimal mins)	Future Year (2032/33) Forecast			Modelled peak hour trip time (decimal mins)	Increase from baseline year (decimal mins)	Difference versus a non Local Plan development pattern in 2033 (decimal mins) (a negative number shows the with local plan outcome to be better on							
Trip	2019 Base year modelled peak hour trip time (decimal mins)			Future Year (2032/33) Forecast												
		Modelled peak hour trip time (decimal mins)	Increase from baseline year (decimal mins)	Difference versus a non Local Plan development pattern in 2033 (decimal mins) (a negative number shows the with local plan outcome to be better on												

SECTION 15: DELIVERY AND MONITORING												
Modification Reference	Proposed Modification									Reason for change	Is the proposed modification considered significant for the purposes of SA?	
										that corridor		
	Route No.	Description	AM	PM	AM	PM	AM	PM	AM	PM		
	1	A1237 (Northbound)	27.7	34.9	33.8	35.8	+6.1	+0.9	0.0	-0.5		
		A1237 (Southbound)	27.8	31.8	33.3	35.7	+5.5	+3.9	+1.0	-0.5		
	2	A64 (Northbound)	17.5	16.7	18.2	17.5	+0.7	+0.8	0.0	0.0		
		A64 (Southbound)	16.7	16.6	17.4	17.1	+0.7	+0.5	+0.1	-0.1		
	3	Inner Ring Road (Clockwise)	21.9	24.2	24.9	28.7	+3.0	+4.5	-0.6	-1.1		
		Inner Ring Road (Anti-clockwise)	23.0	25.2	25.6	28.9	+2.6	+3.7	-1.1	-0.5		
	4	A1036 Tadcaster Road (Inbound)	18.5	17.0	20.2	18.1	+1.7	+1.1	+0.1	-0.1		

SECTION 15: DELIVERY AND MONITORING												
Modification Reference	Proposed Modification										Reason for change	Is the proposed modification considered significant for the purposes of SA?
		A1036 Tadcaster Road (Outbound)	14.7	15.9	16.5	17.1	+1.8	+1.2	-0.1	-0.5		
	5	A19 Fulford Road (Inbound)	20.1	14.6	21.9	16.6	+1.8	+2.0	-1.2	-0.6		
		A19 Fulford Road (Outbound)	11.8	16.0	12.3	18.2	+0.5	+2.2	-0.1	-0.3		
	6	A1079 Hull Road (Inbound)	18.5	16.2	20.9	19.0	+2.4	+2.8	-0.2	+0.7		
		A1079 Hull Road (Outbound)	14.0	16.7	15.9	20.0	+1.9	+3.3	-0.1	-0.3		
	7	A1036 Malton Road (Inbound)	9.6	10.3	11.2	10.5	+1.6	+0.2	-1.6	-1.2		
		A1036 Malton Road (Outbound)	8.3	9.0	9.6	9.8	+1.3	+0.8	-0.3	+0.3		
	8	B1363 Wigginton	16.9	15.6	18.3	15.4	+1.4	-0.2	+0.3	-0.1		

SECTION 15: DELIVERY AND MONITORING												
Modification Reference	Proposed Modification									Reason for change	Is the proposed modification considered significant for the purposes of SA?	
	9	Road (Inbound)										
		B1363 Wigginton Road (Outbound)	13.3	14.9	14.0	15.2	+0.7	+0.3	-0.2	+0.1		
	9	A19 Shipton Road (Inbound)	17.4	14.8	20.0	13.0	+2.6	-1.8	-0.7	+0.3		
		A19 Shipton Road (Outbound)	11.6	12.7	12.6	13.5	+1.0	+0.8	-0.2	-0.3		
	10	A59 Boroughbridge Road (Inbound)	15.9	15.4	17.4	16.7	+1.5	+1.3	-2.6	+0.9		
		A59 Boroughbridge Road (Outbound)	15.0	14.6	16.9	14.9	+1.9	+0.3	-2.9	-0.1		
	11	B1224 Wetherby Road (Inbound)	11.1	11.5	11.7	12.0	+0.6	+0.5	-0.6	-0.1		

SECTION 15: DELIVERY AND MONITORING												
Modification Reference	Proposed Modification									Reason for change	Is the proposed modification considered significant for the purposes of SA?	
		B1224 Wetherby Road (Outbound)	10.3	10.2	10.6	10.2	+0.3	0.0	-0.1	-0.1		
	12	Haxby Road (Inbound)	15.6	14.1	16.9	16.3	+1.3	+2.2	-0.5	+0.7		
		Haxby Road (Outbound)	14.0	14.9	14.4	15.8	+0.4	+0.9	-0.3	-0.2		
	13	Water End (to northeast)	3.7	4.0	5.7	4.5	+2.0	+0.5	0.0	0.0		
		Water End (to southwest)	6.6	3.9	6.9	6.5	+0.3	+2.6	-0.1	-1.0		
	14	Leeman Road (Inbound)	!	*	5.2	5.1	!	!	0.0	-0.1		
		Leeman Road (Outbound)	!	!	8.1	7.0	!	!	-0.1	0.0		
	15	Bishopthorpe Road (Inbound)	15.3	14.5	18.9	17.5	+3.6	+3.0	+0.2	-0.2		
		Bishopthorpe Road (Outbound)	12.0	12.7	12.7	13.9	+0.7	+1.2	0.0	+0.1		
MM15.4	...Normal development costs and the costs of high quality materials and urban design considerations are universally applicable and will not be allowed for in									To clarify the approach in relation to MM15.1	No. The proposed change is to the	

SECTION 15: DELIVERY AND MONITORING			
Modification Reference	Proposed Modification	Reason for change	Is the proposed modification considered significant for the purposes of SA?
Policy DM1 explanation – paragraph 15.21	negotiations to reduce contributions. <u>Review mechanisms may be secured as part of legal agreement requiring a 're-run' of the viability appraisal post-permission. Either actual or updated predictions of sales values and build costs of a development will be compared against the assumptions made in the application viability assessment to see whether the scheme's viability has improved in the time that has passed to allow policy compliant contributions to be secured.</u>		explanatory text. This is not considered significant for the purposes of SA.

Appendix B: Screening of Policy Map Modifications

This appendix sets out the screening of the proposed changes to the Policies Map. The proposed changes to the Policies Map are not shown here. Please see the maps in the **City of York Local Plan Proposed Policy Map Modifications, January 2023**.

Table 1.1 Screening of Policy Map Modifications

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM1	ST15 (Policies Map South)	To include changes within the policies map to reflect modifications proposed to Policy SS13 ; <ul style="list-style-type: none"> • Addition of ST15a as a secondary school allocation if required onsite; • Addition of the western part of the runway as an ecological mitigation area; • Amendments to the boundary of OS10 to rationalise the SE boundary with the adjoining SINC • Addition of indicative second strategic site access to Elvington Lane. 	Yes. The proposed site for the location of the secondary school needs to be appraised. See MM3.53 in Screening of Main Modifications (Appendix A).
PMM2	ST16 (Policies Map South)	To update site allocation to reflect current build out of site. Note that land at York Racecourse and Campleshon Road Open Space map modifications are shown at PMM33 of this schedule.	Yes. The proposed change to the site location boundary needs to be appraised See MM3.59 in Screening of Main Modifications (Appendix A).
PMM3	ST32 (Policies Map City Centre)	Update to the allocation site boundary to exclude areas that have already been built out.	Yes. The proposed change to the site location boundary needs to be appraised See MM5.2 in Screening of Main Modifications (Appendix A).

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM4	ST35 (Policies Map North)	To remove ST35 allocation in accordance with the proposed deletion of the allocation ST35 and Strategic Site Policy SS19 [as detailed in MM3.70]. Note that green belt boundary modifications are shown at PMM10 of the schedule	Yes. The proposed change sees the deletion of a strategic site (ST35) following the conclusions of the HRA (Feb 2019) and confirmed in the HRA 2020. The implications for the SA due to the proposed deletion were reviewed in the June 2019 SA Report Addendum and no further SA is required at this stage. However, the outcomes of the 2019 SA report should be included in this Addendum for completeness.
PMM5	H22 (Policies Map North)	To remove H22 allocation to reflect the site has been built out.	Yes. The SA should be reviewed to reflect the deletion of the site. See MM5.2 in Screening of Main Modifications (Appendix A).
PMM6	H23 (Policies Map North)	To remove H23 allocation to reflect the site has been built out.	Yes. The SA should be reviewed to reflect the deletion of the site. See MM5.2 in Screening of Main Modifications (Appendix A).
PMM7	H56 (Policies Map North)	To remove H56 allocation to reflect the site has been built out and incorporate new green spaces into existing open space allocation adjacent.	Yes. The SA should be reviewed to reflect the deletion of the site. See MM5.2 in Screening of Main Modifications (Appendix A).
PMM8	H59 (Policies Map North)	To remove H59 allocation and the associated new open space allocation in accordance with the proposed deletion of the allocation as detailed in MM5.2.	The proposed change sees the deletion of site H59 following the conclusions of the HRA (Feb 2019) and confirmed in the HRA 2020.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			<p>The implications for the SA due to the proposed deletion were reviewed in the June 2019 SA Report Addendum and no further SA is required at this stage. However, the outcomes of the 2019 SA report should be included in this Addendum for completeness.</p> <p>See MM5.2 and MM3.70 in Screening of Main Modifications (Appendix A).</p>
PMM9	Strensall Common Special Area of Conservation (SAC)	To include buffer zones from the SAC boundary in accordance with Policy GI2a; 400m linear buffer shown in PMM67 and 5.5km linear buffer shown in PMM68.	Yes. The proposed change reflects the new policy that was appraised in the SA Report Addendum (May 2021). See MM9.6 in Screening of Main Modifications (Appendix A).
PMM10	Strensall (Policies Map North)	<p>To amend the Green Belt boundary to follow the line of existing fencing at the southeast corner of the barracks site, enclosing the existing obstacle course and other facilities in that area (see EX/CYC/120b).</p> <p>Note that the removal of the ST35 allocation is shown at PMM4.</p>	<p>Yes. The proposed change to the Green Belt boundary reflects existing, established development. However, the changes include substantial areas of built development, including part of the Strensall Barracks site (which had previously partially been included in the Publication Plan as Site ST35, and was proposed to be removed as part of the June 2019 modifications). Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed.</p> <p>The implications for the SA of Policy SS2 were reviewed in the May 2021 SA</p>

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			Report Addendum and no further SA is required at this stage. However, the outcomes of the 2021 SA Report Addendum should be included in this Addendum for completeness.
PMM11	Windy Ridge, Huntington (Policies Map North)	Amendment to the Green Belt boundary to reflect completed development south of Brecks Lane.	No. The proposed modification is a minor change to the Green Belt boundary. It reflects development that has taken place on the ground and is not considered to have implications for the SA.
PMM12	Jockey Lane (Policies Map North)	Amendment to the Green Belt boundary to include the road infrastructure in accordance with the Green Belt methodology. The methodology indicates that where the metalled surfaces of roads are in proximity to urban uses, they should be considered to form part of the built-up area.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.
PMM13	Land to the rear of Osbaldwick Village (Policies Map North)	Amendment to the Green Belt boundary to closely follow the main urban area as represented by identifiable built structures to the North of Osbaldwick Village for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.
PMM14	Land at Hull Rd, north of Grimston Bar (Policies Map North)	Amendment to the Green Belt boundary to align with the limit of the urban area to the east and the south at Grimston Bar Park and Ride, for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.
PMM15	Acomb Water Works (Policies Map North)	Amendment to the Green Belt boundary to follow the fenced edge of Acomb Water Works and the river banks.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM16	Knapton Village (Policies Map North)	This urban area exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Knapton be included within the Green Belt for consistency with the Green Belt methodology.	No. There are no implications for the proposed site allocation (H53) which is retained.
PMM17	St Peters School (Policies Map North)	Amendment to the Green Belt boundary to follow the flood defences to the south of the site. Modification to the yellow education allocation is shown at PPM49.	The proposed modification is a minor change to the Green Belt boundary and is not considered to have implications for the SA.
PMM18	Homestead Park (Policies Map North)	Amendment to the Green Belt boundary to follow the walled and fenced edge of the formal gardens of Homestead Park, for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect the defined boundary to the park and is not considered to have implications for the SA.
PMM19	Clifton Park Hospital (Policies Map North)	Amendment to the Green Belt boundary around Clifton Park Hospital to follow the built development boundary for consistency with the Green Belt methodology.	<p>Yes. The proposed change to the Green Belt boundary reflects existing, established development. However, the development is substantial. Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed.</p> <p>The policy appraisal was reviewed in the SA Report Addendum (May 2021) and the outcomes will be reflect in this SA Report Addendum for completeness.</p>
PMM20	Burton Stone Primary School (Policies Map North)	Amendment to the Green Belt boundary to follow the curtilage of the school site. The education designation is extended across the whole of the school site for consistency in approach with other educational sites.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			considered to have implications for the SA.
PMM21	Nestle Factory (Policies Map North)	Amendment to the Green Belt boundary to follow the fenced boundary around the factory for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect the defined boundary to the factory and is not considered to have implications for the SA.
PMM22	The Poppleton Centre (Policies Map North)	The main built form of the Poppleton Sports Centre to be excluded from the Green Belt in recognition that it does not contribute to openness (see EX/CYC/120b). Amendments to Poppleton Ousebank Primary School are shown at PMM50.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development and carriageway edge. It is not considered to have implications for the SA
PMM23	Edge of Monks Cross/Vanguard Car parks (Policies Map North)	Amendment to the Green Belt boundary to follow the built carriageway edge and car parking for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development and carriageway edge. It is not considered to have implications for the SA.
PMM24	Pottery Lane (Policies Map North)	Amendment to the Green Belt boundary to follow the rear of the properties on Pottery Lane for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not considered to have implications for the SA.
PMM25	Osbalwick Gypsy and Traveller Site (Policies Map North)	Amendment to the Green Belt boundary to follow the northernmost boundary of the area of the site that benefits from planning permission Note: the extent of the Gypsy and Traveller site designation is unchanged from the submitted Plan.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM26	Derwent Valley Industrial Estate (Policies Map North)	Amendment to the Green Belt boundary to follow the defined field boundary for consistency with the Green Belt methodology. Correction to identification of Hassacarr Nature Reserve LNR (not Nationally Significant Nature Conservation Site) is addressed in PMM53.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing field boundaries. It is not considered to have implications for the SA.
PMM27	Stockton on the Forest (Policies Map North)	It is proposed that the green belt boundary should follow the fenced edge of the development for consistency with the Green Belt methodology.	<p>Yes. The proposed change to the Green Belt boundary reflects existing, established development. However, the changes include substantial built development within Stockton on the Forest. Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed.</p> <p>The policy appraisal was reviewed in the SA Report Addendum (May 2021) and the outcomes will be reflect in this SA Report Addendum for completeness.</p>
PMM28	York Cricket Club Boundary (Policies Map North)	For consistency with the Green Belt methodology the buildings forming York Cricket Club are to be excluded from Green Belt.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.
PMM29	Imphal Barracks (Policies Map South)	To exclude land east of the allocation from the Green Belt for consistency with the Green Belt methodology (see EX/CYC/120b).	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not considered to have implications for the SA.
PMM30	Askham Bryan (Policies Map South)	To exclude the central built up area of the campus from Green Belt (shown in darker yellow) for consistency with the Green Belt	Yes. The proposed change to the Green Belt boundary reflects existing,

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
		methodology with regards to the approach for boundary setting of developed areas within the Green Belt. The area allocated as educational land (shown as lighter yellow) is also extended to more accurately reflect the extent of the campus.	established development. However, the development is substantial. Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed.
PMM31	Moor Lane, Woodthorpe (Policies Map South)	Amend the boundary to exclude the metalled surfaces of roads which are in proximity to urban uses from the green belt for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary and is not considered to have implications for the SA.
PMM32	Little Hob Moor (Policies Map South)	Amendment to the Green Belt boundary to follow the carriageway of Tadcaster Road for consistency with the Green Belt methodology. Removal of healthcare facilities designation is addressed in PMM dealt with PMM58.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.
PMM33	PMM36 Campleshon Road Open Space (Policies Map South)	York Racecourse Stands are removed from green belt and land at Campleshon Road is identified as new open space associated with York racecourse and removed from Green Belt. Note that amendments to ST16 are addressed under PMM2 in this schedule.	No. The appraisal of Policy GI6 set out a high-level appraisal of the open space provision and did not make specific reference to the open spaces identified. The changes are considered to reinforce the significant positive effects assessed in relation health (SA Objective 2), access for all (SA Objective 5) and green infrastructure (SA Objective 8).
PMM34	Elvington Industrial Estate, Elvington (Policies Map South)	Amendment to the Green Belt boundary to follow recognisable features on the ground for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary. It is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM35	South of Askham Bar Park and Ride (Policies Map South)	To reflect changes to the new Askham Bar Park & Ride boundary for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary. It reflects development that has taken places on the ground and is not considered to have implications for the SA.
PMM36	University of York Campus East Western Boundary (Policies Map South)	Amendment to the Green Belt boundary to follow the northern lake side and the built edge of consented development for consistency with the Green Belt methodology (see EX/CYC/120b).	No. The proposed modification is a minor change to the Green Belt boundary to reflect development with consent. It is not considered to have implications for the SA.
PMM37	Heslington (Policies Map South)	Amendment to the Green Belt boundary to follow the edge of dense built development for consistency with the Green Belt methodology. Note: Green Belt boundary modification to Lord Deramores School is shown at PMM44.	Yes. The proposed change to the Green Belt boundary reflects existing, established development. However, the changes include substantial built development within Heslington, south of the University campus. Policy SS2 sets the policy for the role of York's Green Belt and it is considered the appraisal of the policy should be reviewed. The policy appraisal was reviewed in the SA Report Addendum (May 2021) and the outcomes will be reflect in this SA Report Addendum for completeness.
PMM38	Heslington, Lane south of University of York Campus West (Policies Map South)	Amendment to the Green Belt boundary to include the metaled surface of the road within the urban area, excluding it from Green Belt for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing carriageway surface. It is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM39	Heslington Road and the Retreat (Policies Map South)	Amendment to the Green Belt boundary to follow the metaled surface of the road within the urban area and the edge of the built development of The Retreat, excluding it from Green Belt for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development. It is not considered to have implications for the SA.
PMM40	Germany Beck and Fordlands Road (Policies Map South)	Amendment to the Green Belt boundary to follow the southern edge of Thornton Road and the built up edge to the north of Fordlands Road Estate with the Recreation Ground included within Green Belt for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing built development around the recreation ground. It is not considered to have implications for the SA.
PMM41	Rowntree Park (Policies Map South)	Amendment to the Green Belt boundary to follow the fencing around Rowntree Park and cut across the River at this point for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect defined boundary to the park and is not considered to have implications for the SA.
PMM42	Scarcroft Allotments (Policies Map South)	Amendment to the Green Belt boundary to continue following the western edge of Albermarle Road for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary and is not considered to have implications for the SA.
PMM43	York College (Policies Map South)	Amendment to the boundary to follow the currently identifiable features of the edge of the existing sports pitch to the east and the northern carriageway of Sim Balk Lane to the south for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing identifiable development features. It is not considered to have implications for the SA.
PMM44	Lord Deramores School, Heslington (Policies Map South)	Amendment to the Green Belt boundary should follow the edge of the curtilage of the school site for consistency with the Green Belt methodology (see EX.CYC/120b). Green Belt boundary modification to Heslington is shown at PMM37.	No. The proposed modification is a minor change to the Green Belt boundary to reflect existing identifiable development

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
			features. It is not considered to have implications for the SA.
PMM45	Elvington Airfield Industrial Estate (Policies Map South)	Amendment to the Green Belt boundary to follow the edge of carriageway, in-setting the road for consistency with the Green Belt methodology.	No. The proposed modification is a minor change to the Green Belt boundary and is not considered to have implications for the SA.
PMM46	Vale of York Academy and Bootham Junior School (Policies map North)	Extension of the education allocations across the whole of the school grounds and removal of open space designation for clarity	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM47	Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North)	Extension of the education allocations across the whole of the school grounds and to show the playing fields as open space.	No. The proposed modification is a minor change to include school grounds and open space and is not considered to have implications for the SA
PMM48	Robert Wilkinson Primary Academy, Strensall (Policies Map North)	Extension of the education allocation across the whole of the school grounds.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM49	St Peters School (Policies Map North)	Extension of the education allocation (yellow) to include the full extent of the school grounds. Modification to the Green Belt boundary is shown at PMM17.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM50	Poppleton Ousebank Primary School (Policies Map North)	Extension of the education allocation across the whole of the school grounds (see EX/CYC/120b). Green Belt boundary modification is shown at PMM22.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM51	Haxby Proposed Train Station (Policies Map North)	To reflect the current location of proposed new train station in Haxby.	No. The proposed change has no implications for the SA.
PMM52	Derwent Valley Industrial Estate (Policies Map North)	Correction to designation of Hassacarr Nature Reserve, not a Nationally Significant Nature Conservation Site.	No. The proposed change is presentational and has no implications for the SA.
PMM53	Scarborough Bridge (Policies Map City Centre)	Clarification to reflect the bridge has been built. Note: Correction to Open Space designation to match north and south policies map	No. The proposed change is presentational and has no implications for the SA.
PMM54	The Minster School (Policies Map City Centre)	Update to reflect sites no longer in education use.	No. The proposed modification is a minor change to to ensure correct referencing and is not considered to have implications for the SA.
PMM55	Millfield Industrial Estate, Wheldrake (Policies Map South)	Removal of employment designation to reflect the site has been built out.	Yes. The proposed modification reflects the deletion of the site from Policy EC1 and should be reflected in the SA. See MM4.2 in Screening of Main Modifications (Appendix A).
PMM56	St. Leonards Hospice, Dringhouses (Policies Map South)	For consistency, the existing healthcare facility allocation has been removed from the site.	No. The proposed modification is a minor change to reflect development on the ground and is not considered to have implications for the SA.
PMM57	New Walk, Orchard Park	Clarification to update policy map; site at Love Lane is not a Gypsy and Traveller site.	No. The proposed modification is a minor change to ensure correct referencing and is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM58	Nelson's Lane Nursing Home, Dringhouses (Policies Map South)	For consistency, the existing healthcare facility allocation has been removed from the site.	No. The proposed modification is a minor change to reflect development on the ground and is not considered to have implications for the SA.
PMM59	Acomb Primary School (Policies Map South)	Extension of the education allocation across the whole of the school grounds.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM60	Stone Court, Hob Moor (Policies Map South)	Correction to designation; site no longer in education use.	No. The proposed modification is a minor change to reflect development changes and is not considered to have implications for the SA.
PMM61	Westfield School (Policies Map South)	It is proposed that the education allocation follows the boundary of the school grounds. The open space modification of Westfield Marsh is addressed in PMM62.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM62	Westfield March Open Space (Policies Map South)	Open space allocation to follow the boundary of the school grounds. The education modification of Westfield School is addressed in PMM61	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM63	York High School	Extension of the education allocation across the whole of the school grounds.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.
PMM64	The Mount School (Policies Map South)	Education allocation (yellow) is modified to reflect the extent of the school grounds.	No. The proposed modification is a minor change to include school grounds and is not considered to have implications for the SA.

Modification Reference	Map reference	Reason for change	Is the proposed modification considered significant for the purposes of SA?
PMM65	Conservation Areas	Cartographical corrections to existing Plan to depict boundary of Conservation Areas.	No. The proposed modification is a minor change to represent existing Conservation Area boundaries and is not considered to have implications for the SA.
PMM66	Areas of Archaeological Interest	Cartographical correction to existing maps to depict areas of archaeological interest.	No. The proposed modification is a cartographical correction and is not considered to have implications for the SA.
PMM67	Strensall Common Special Area of Conservation (400m buffer)	To include a 400m linear distance buffer from the SAC boundary in accordance with Policy GI2a.	Yes. The proposed change reflects the new policy (GI2a) that was appraised in the SA Report Addendum (May 2021). See MM9.6 in Screening of Main Modifications (Appendix A).
PMM68	Strensall Common Special Area of Conservation (5.5 km buffer)	To include a 5.5km linear distance buffer from the SAC boundary in accordance with Policy GI2a.	Yes. The proposed change reflects the new policy (GI2a) that was appraised in the SA Report Addendum (May 2021). See MM9.6 in Screening of Main Modifications (Appendix A).
PMM69	Candidate Sites of Importance for Nature Conservation	Cartographical correction to existing maps to depict candidate Sites of Importance for Nature Conservation.	No. The proposed modification is a cartographical correction and is not considered to have implications for the SA.

Appendix C: Screening of Additional Modifications

This schedule sets out the Additional Modifications (AMs) to the City of York Publication Draft Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~struckthrough~~. Proposed modifications are **highlighted**.

SECTION 1: BACKGROUND		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM1.1 Paragraph 1.68	This document was adopted in April 2022 . is at an advanced stage and was submitted for examination in November 2017, with an Examination in February / March 2018 followed by adoption during 2018.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

SECTION 2: VISION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM2.1 Vision	<i>The plan will ensure that the vision and outcomes are delivered in a sustainable way that recognises, adapts to and mitigates, the challenges of climate change, protects</i>	Yes. The additional modification is not in itself considered significant for the purposes of the SA. However, the Vision

SECTION 2: VISION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<i>residents from environmental impacts and promotes social, economic and cultural wellbeing.</i>	is reproduced in full in the SA Report (2018) and this should be amended.
AM2.2 Paragraph 2.1	This will include York fulfilling its role as a key driver in the Leeds City Region⁴ ¹ The Leeds City Region is a city region in the North of England centred on Leeds, West Yorkshire. The activities of the city region are coordinated by the Leeds City Region Partnership. Since 2011 economic development has been supported by the Leeds City Region Local Enterprise Partnership (LEP)	Yes. The additional modification is not in itself considered significant for the purposes of the SA but commentary in the appraisals and SA Report text refers to the Leeds City Region.
AM2.3 Paragraph 2.3	<ul style="list-style-type: none"> protecting and enhancing its unique historic and cultural assets; 	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM2.4 Paragraph 2.14	<ul style="list-style-type: none"> safeguard water resources and to protect and improve water quality with an overall aim of getting water bodies to achieving 'good' status under the Water Framework Directive in York's surface and ground water bodies. 	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM2.5 Policy DP1: York Sub area	<ul style="list-style-type: none"> i. York fulfils its role as a key economic driver within both the Leeds City Region and the York, North Yorkshire and East Riding LEP areas. 	Yes. The additional modification is not in itself considered significant for the purposes of the SA but commentary in

SECTION 2: VISION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
		the appraisals and SA Report text refers to the Leeds City Region.
AM2.6 Paragraph 2.17	<p>York's wider strategic context includes the Leeds City Region, the North Yorkshire and York Sub region and two Local Enterprise Partnerships – the Leeds City Region LEP and the York, North Yorkshire and East Riding LEP. The City of York falls within two sub-regions which are overlapping but self contained functional areas that were originally defined in the now partially revoked Yorkshire and Humber Regional Spatial Strategy.</p> <p>...</p> <ul style="list-style-type: none"> the economic role of York in helping to deliver the ambitions of the Leeds City Region and York, North Yorkshire and East Riding LEP, as set out in their respective its Strategic Economic Plans; 	Yes. The additional modification is not in itself considered significant for the purposes of the SA but commentary in the appraisals and SA Report text refers to the Leeds City Region.
AM2.7 Policy DP3: Sustainable Communities	New development, including all the allocated sites as identified on the proposals policies map,	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM2.8 Paragraph 2.20	As such, development in York should encourage sustainable communities to form by ensuring the city is respected and enhanced, design, density, scale and builder materials are taken into consideration, social infrastructure is in place that promotes community interaction and cohesion, the city's natural environment is protected and enhanced and given the Council's	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.

SECTION 2: VISION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	constrained road networks, congestion and air quality problems, sustainable forms of transport are promoted, <u>in accordance with the modal hierarchy adopted in York's Local Transport Plan.</u>	

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.1 Policy SS2 explanation – paragraph 3.13	The Plan seeks to identify sufficient land to accommodate York's development needs across the plan period, 2012 2 7 -2033.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.2 Policy SS3: York City Centre	See also Policy SS4, SS5, EC1, R1, R3 and D1	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM3.3 Policy SS4: York Central	See also Policy SS3, EC1, R1 and R3	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.4 Policy SS4 explanation – paragraph 3.25	Whilst part of ST5 falls within the city centre boundary (as shown on the proposals policies map), in retail terms this element of York Central is 'edge of centre' as it is more than 300m from the Primary Shopping Area. The type and quantity of any retail provision on the York Central site would therefore need to be informed by a detailed retail assessment. It should be noted that ST5 is subject to detailed ongoing technical work and masterplanning which may change the overall capacity of the site.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.5 Policy SS5: Castle Gateway	See also Policy SS3, R1, R2, D1, D4, D5, D6 and T5	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM3.6 Policy SS5 explanation – paragraph 3.30	The area contains a mix of private land ownerships and a substantial amount of public estate with three museums / attractions (Castle Museum, Fairfax House, the York Army Museum and the Jorvik Viking Centre), three court buildings (Crown Court, County Court, Magistrates Court), many listed structures and a three Scheduled Ancient Monuments (Merchant's Hall, St George's Medieval Chapel and York Castle: motte and bailey castle, tower keep castle (including Clifford's Tower), and site of part of Romano-British fort-vicus and Anglian cemetery) of international significance (Clifford's Tower).	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.7 Policy SS5 explanation – paragraph 3.32	The York Central Historic Core Conservation Area Character Appraisal (2011)... The Castle-Piccadilly Planning Brief, which was agreed in 2006, and 2018 Masterplan for Castle Gateway also provides an important evidence base.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.8 Policy SS5 explanation – paragraph 3.34	A conceptual masterplan and detailed design of the public realm and infrastructure will <u>have been</u> prepared, focusing on conservation and urban design and including a Statement of Significance. The masterplan will <u>shapes</u> the key elements of the...	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.9 Policy SS5 – Delivery	Implementation: <u>The Castle Gateway Masterplan 2018</u> ; Planning applications; developer contributions; commercial uplift from new development sites; and external funding opportunities.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.10 Paragraph 3.39	All sites over 5 hectares, <u>and those which form part of a larger site that is more than 5ha,</u> are considered to be a strategic sites for <u>the purposes of sites allocated in the Plan</u> . Each of these sites has its own policy which covers relevant planning principles detailing issues that must be addressed as part of the development of the site including access, ecology, and green infrastructure. <u>In most cases the Council will expect these matters to be dealt with through an approved masterplan.</u>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.11 ; Policy SS6: British Sugar/Manor School	i. Create a sustainable balanced community with an appropriate mix of housing informed by the Council's Strategic Housing Market Assessment.	The modification deletes criterion that is explicitly covered elsewhere in the Local Plan. Significant positive effects were assessed for housing (SA Objective 1) in the SA Report (2018) and the modification would not change that outcome.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.12 Policy SS6 explanation – paragraph 3.40	<p>The overall quantum of the British Sugar portion of the site is 1,100 dwellings to reflect the latest planning application; the remaining 3.6ha on Manor School is being brought forward by City of York Council through its <u>Housing Delivery Programme</u> the Homes and Community Agency Strategic Partnership</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.13 Policy SS6 explanation – paragraph 3.41	<p>This may include phasing development around the site to correspond to the lifecycle of these species. An archaeological desktop survey has revealed that onsite archaeology is likely to be low but further investigation may be required.</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.14 Policy SS8 explanation – paragraph 3.45	<p>There is an existing neighbourhood parade within 400m of ST4 with a range of local facilities. however, road safety measures would need to be included to ensure safe passage across the dual carriageway to improve access, including to the eastbound bus stops on Hull Road...</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.15 Policy SS10 explanation – paragraph 3.53	<p>Contributions towards secondary provision will be sought with a new facility provided in association with ST7 (Land East of Metcalfe Lane).</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.16 Policy SS11 explanation – paragraph 3.56	<p>The new open space shown on the proposals policies map...</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.17 Policy SS12 explanation – paragraph 3.61	<p>The design and layout of the road should minimise the impact upon the openness of the Green Belt and demonstrate how it would safeguard those elements which contribute to the special character and setting of the historic City.</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.18 Policy SS13 explanation – paragraph 3.62	<p>... Development is anticipated to commence from <u>2022/23 2025/26</u>...</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.19 ⁴ Policy SS13 explanation – paragraph 3.65	<p>Currently the site has no <u>access to</u> facilities within <u>close proximity</u> and would be reliant on new facilities to be constructed as part of any development.</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.20 Policy SS13 explanation – paragraph 3.66	<p>It is essential to secure public transport access to and within the site. Providing a south-<u>east west</u> to north-<u>west east</u> public transport route through the site could reach a large market and ensure that all parts of the site are within 400m of a public transport route... In addition to this, development should exploit any shared infrastructure opportunities arising from the proximity of the site to the University of York, Science Park and Sports Village.</p> <p><u>The site promoters will also continue to engage with National Highways over issues on the Strategic Road Network, with regard to the new grade separated junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction.</u></p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM3.21 Policy SS14 explanation – paragraph 3.70	Terry's Extension Site Phase 1 (Terry's Clock Tower) and Phase 3 (Land to the rear of Terry's Factory) are within the wider Terry's development site. Terry's Extension Site Phase 2 (Terry's Car Park) is well contained on all four sides...	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.22 Policy SS14 explanation – paragraph 3.71	For both all three sites, development should... Although the Terry's Extension Sites (Phases 1 to 3) will generate some additional traffic it is likely that it will be low in comparison to the main site and the mitigation measures for these extension sites will be incorporated into the overall programme of measures to meet the planning permission conditions and obligations for the main site.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.23 ; Policy SS17 explanation – paragraph 3.77	Hungate 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.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.24 Policy SS18 explanation – paragraph 3.78	A generally well contained site, on the western edge of Wheldrake, the north and north west boundaries of the site are bounded by residential properties and by the existing developments at Wheldrake Industrial Estate. The north east boundary is Back Lane South which has an intermittent hedge. The south eastern boundary is a tall dense hedge, separating the site from the agricultural fields beyond – which runs for most of the southern boundary. However, the south western boundary (south of the industrial estate) appears to be relatively open with no defensible boundary above ground, although it does appear to partially follow a watercourse / ditch, separating the site with open fields to the south. The	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

SECTION 3: SPATIAL STRATEGY		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	site will provide a natural extension to the developed settlement form of Wholdrake with clear defensible green belt boundaries	
AM3.25 Policy SS20 explanation – paragraph 3.89	ST36 covers circa 30ha with net developable area of approximately 19ha, and will deliver approximately 11 ha of public open space and an estimated yield of 769 dwellings.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.26# Policy SS20 explanation – paragraph 3.90	Therefore the existing buildings need to be assessed as a group to contribute to the conservation area appraisal update and the parade ground as a design concept is also an important feature of the current site which needs to be retained considered in any future designs to compliment the understanding of the history of the site	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.27 Policy SS20 explanation – paragraph 3.93	A Habitat Regulations Assessment will be required to accompany any proposals for this site.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.28' Policy SS21 explanation – paragraph 3.97	The site is suitable for B2/B8 uses as these would produce fewer trips than B1a (office)	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM3.29 Policy SS23 explanation – paragraph 3.102	The allocation is reflective of forecast need for light industrial (Use Class E) B4c /B2/B8 uses over the plan period and a need for the Local Plan to allocate a range of employment sites to promote choice to the market.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

SECTION 4: ECONOMY AND RETAIL		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM4.1 Introduction	<p>Para 4.1</p> <p>... Scenario 2 will enable York to realise its economic growth ambitions as set out within the York Economic Strategy (2016), and the Draft Economic Strategy (2022), contributing to a vibrant economy.</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM4.2 Policy EC1	See also Policy SS1, SS22 and ED3	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.3 Policy EC1 – explanation	<p>New paragraph</p> <p>4.8a The location of allocation E18 adjacent to Strensall Common SAC means that a comprehensive evidence base to understand the potential impacts on biodiversity from further development is required. Strensall Common is designated for its heathland habitats but also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance. In addition, the heathland habitat is vulnerable to changes in the hydrological regime and air quality, which needs to be explored in detail. The mitigation hierarchy should be used to identify the measures required to first avoid impacts, then to mitigate unavoidable impacts or compensate for any unavoidable residual impacts, and be implemented in the</p>	No. The modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 4: ECONOMY AND RETAIL		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	masterplanning approach. Potential access points into the planned development also need to consider impacts on Strensall Common.	
AM4.4 Policy EC2	See also Policy SS1 and EC1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.5 Policy EC3	See also Policy D1 and ENV2	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.6 Policy EC5	See also Policy EC1 and GB1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.7 Policy EC5 – explanation	4.14 The land-based sector, and in particular agriculture, has undergone considerable restructuring over the post war period, and is set to continue to restructure as a consequence of both local and global changes. These changes are happening at a rapid rate, can be difficult to predict and are likely to exert a combination of positive and negative pressures on the Authorities rural economy...	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

SECTION 4: ECONOMY AND RETAIL		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM4.9 Policy R1	See also Policy R2, R3 and R4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.10 Policy R2	See also Policy R1, R3 and R4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM4.11 Policy R2 Explanation	4.24 Subject to detailed viability and deliverability work as part of site master planning, local convenience and retail provision may be required to support the provision for local day to day shopping needs through the development of new centres within some of the strategic housing allocations (as identified in Section 3: Spatial Strategy). Proposals for any new retail development at the strategic sites will be subject to detailed sequential test and, where required by Policy R1, retail impact assessment in accordance with Policy R1. The scale of any retail development should also be considered through a master planned approach.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM4.12 Policy R3	See also Policy SS3, SS4 and R1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 4: ECONOMY AND RETAIL		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
<p>AM4.13</p> <p>Policy R3</p> <p>Explanation</p>	<p>4.34 A changing town centre environment is recognised, where non retail uses (use class A1) contribute to a much greater role in a competitive town centre where and shopping activity is becoming more of a leisure activity; where use class E A3 and A4 food and drink uses operate alongside and complement traditional shopping facilities. This is reinforced by changes to the Use Class Order in 2020 and the introduction of use class E. However it still remains important to manage the proportion of non A1 E uses (in retail use or capable of occupation by retailers) in the primary and secondary frontage to ensure that other uses support and do not dominant dominate the primary retail function of the area to ensure the future vitality and viability remains. This is further required given the increased competition from out-of-centre retail facilities to ensure the integrity of the retail of the city centre is not diminished.</p> <p>York Central</p> <p>4.35 ST5: York Central provides an opportunity to accommodate retail floorspace as part of a vibrant mixed use community. The NPPF (2012) defines edge of centre for retail purposes as ‘well connected locations and up to 300m from PSA’. Whilst part of ST5 falls within the city centre boundary (as shown on the proposals policies map), in retail terms this element of York Central is ‘edge of centre’ as it is more than 300m from the PSA. However, York Central is sustainably located and the southern part of the site is well connected to the city centre as a whole. The type and quantity of any retail provision on the York Central site will be informed by the health and market share of the city centre, impact (retail and traffic impact) and sequential considerations at the time of application (and in accordance with the requirements of Policy R1 and R3) and would be subject to a detailed retail assessment.</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

SECTION 4: ECONOMY AND RETAIL		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM4.14 Policy R4	See also Policy R1, R2, and R3	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 5: HOUSING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM5.1 Policy H1	See also Policy GI5	
AM5.2 Policy H1	Footnote 1 ‡ C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The <u>Town and Country Planning (Use Classes) Order 1987 (as amended)</u>	No. The additional modification, whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM5.7 Policy H1 – Delivery	Implementation: Planning applications; Supplementary Planning Documents for Strategic Sites ; and developer contributions	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM5.8 Policy H2	See also Policy D1, D4, T1 and T6	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM5.9 Policy H2 – explanation	5.19 The extent of the city centre is shown on the proposals policies map; the remaining defined areas referred to in the policy are described in Figure 5.2. Transport nodes and corridors are defined in Policy T1. In the city centre...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 5: HOUSING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM5.10 Policy H3 – explanation	See also Policy D1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM5.11 Policy H3 - explanation	5.21 There will be a range of factors which influence demand for different sizes of homes over time, particularly demographic changes, housing affordability and the wider economic performance of the city. The council has undertaken a SHMA LHNA which has estimated the size of market and affordable homes required over the plan period. The SHMA LHNA (2022) identifies that for both market and affordable housing there is a need for a mix of house sizes across the city. The City of York Council SHMA and Addendum (2016) It suggests that the focus of new housing provision...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM5.12 Policy H4 – explanation	See also Policy D1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM5.13 Policy H5/H6 Explanation	5.40 It is recognised that Gypsies and Travellers and Travelling Showpeople have different needs and that the two different groups should not be located on the same areas of land. Gypsy and Traveller and Travelling Showpeople provision has its own specific terminology. Gypsy and Traveller provision is expressed in ‘pitches’ on sites whereas Travelling Showpeople provision is expressed as ‘plots’ on sites often called a ‘yard’. Nationally, pitch/plot sizes range from 200 m ² to 500 m ² . An upper measurement of 500 m² has been used in the allocation of sites to allow final design to Sites will be designed to accommodate all of the requirements set out in design guidance, including landscaping, play space and access	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 5: HOUSING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	arrangements. Space has will also be en taken into account for equine grazing which is a much needed provision in York. Final pitch sizes will ultimately be a matter for detailed planning applications to determine.	
AM5.14 Policy H5/H6 – delivery	Implementation: Planning applications and strategic site masterplans	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM5.15 Policy H7	See also Policy ED1 and ED5	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM5.19 Policy H10	See Policy GB4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 6: HEALTH AND WELLBEING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM6.1 Policy HW1: Protecting Existing Facilities	See also Policy H1 and T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.2 Policy HW2: new Community Facilities	See also Policy T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.3 Policy HW3: Built Sport Facilities	See also Policy ED9, T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.4 Policy HW3 explanation – paragraph 6.19	Built sports facilities as defined within the CYC Built Sports Facilities Strategy include swimming pools, tennis courts, artificial grass pitches for football and hockey, sports halls, indoor and outdoor bowls, specialist indoor facilities and specialist outdoor facilities. In addition, indoor tennis courts, multi-use games areas, alongside more specialist outdoor provision such as athletics tracks, golf courses and cycle tracks along with the associated supporting infrastructure (changing rooms, club house) would be considered to form built sports facilities.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM6.5 ;	The Council will support the development of new facilities where there is an identified need. Decisions on the need for new facilities will be based on the most-up-to-date Built Sports	No. The additional modification relates to supporting text and whilst providing

SECTION 6: HEALTH AND WELLBEING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
Policy HW3 explanation – paragraph 6.21	Facilities Strategy and other key evidence. <u>The Council is developing a New Physical Activity and Sport Strategy for 2022 – 2032 and a Playing Pitch Strategy. Once formally published, these strategies will also inform the need for new facilities.</u>	greater clarity it is not considered significant for the purposes of the SA.
AM6.6 Policy HW3 explanation – paragraph 6.25-26	<p>The Council will work proactively to ensure that high-quality facilities are delivered, since the quality as well as the availability of facilities has been found to correlate with participation in physical activity. <u>The Council has approved and supported the delivery of the Community Stadium at Monks Cross and the policy will enable delivery of other facilities that meet the existing and future needs of residents.</u></p> <p><u>Permission was granted in May 2012 for the York Community Stadium at Monks Cross. Detailed planning consent was approved in 2015 and a Section 73 application was approved in 2016 for some minor amendments. Construction is expected to be complete by the end of 2018. The stadium will provide a new home for both of York's professional sports teams, York City Football Club and York City Knights Rugby League Football Club. The new development will provide new leisure facilities and opportunities for the wider community including a new swimming pool, outdoor 3G pitches and climbing facilities and a new gym, dance studio and fitness centre, which will also be used by NHS patients to help improve their rehabilitation. A new community hub will include an Explore Learning Centre; outpatient facilities for the York Teaching Hospital NHS Foundation Trust; the York NHS Training and Development Centre; and a new York Against Cancer Centre. The development will also provide a number of commercial facilities, including a state-of-the-art thirteen screen Imax cinema, two large retail units and five restaurants.</u></p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 6: HEALTH AND WELLBEING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM6.7 Policy HW4: Childcare Provision	See also Policy ENV2 and T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.8 Policy HW4 explanation – paragraph 6.29	The demand for childcare is dynamic and dramatic changes can take place over a short period of time. In September 2010, all three and four year olds became entitled to 15 hours per week of free early education, and in 2013, the Government introduced additional childcare entitlement for two year olds meeting certain criteria. A further increase in childcare entitlement for three and four year olds with working parents is expected from September 2017. This is likely to create even greater demand for childcare provision in the city.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM6.9 Policy HW5: Healthcare Services	See also Policy T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.10 Policy HW5 explanation – paragraph 6.34	6.34a The Council will work closely with GPs and the NHS Vale of York Clinical Commissioning Group (or any successor organisation) to understand the current and projected primary care needs of communities. 6.34b Secondary care refers to specialist health care, which typically depends on a referral from a primary care provider.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 6: HEALTH AND WELLBEING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	6.34c The Council will work closely with the York Teaching Hospital NHS Foundation Trust, and with Tees, Esk and Wear Valley NHS Foundation Trust (or any successor organisations), to understand their needs; help ensure their sites are fit for purpose; and enable them to provide safe, effective and sustainable healthcare, for the plan period and beyond.	
AM6.11 Policy HW6: Emergency Services	See also Policy T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM6.12 Policy HW6 explanation – paragraph 6.40	The Council will work closely with Yorkshire Ambulance Service NHS Trust, North Yorkshire Police, and North Yorkshire Fire and Rescue Service, to ensure that their changing needs are understood. It is essential that...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM6.13 Policy HW7: Healthy Places	See also Policies D1, D2, ENV2 and GI3	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 6: HEALTH AND WELLBEING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM6.14 Policy HW7 explanation – paragraph 6.43	Helping people to be more active and walk more is a key priority for the city, and an integral part of tackling obesity and improving mental health (Joint Health and Wellbeing Strategy 2017-22 <u>or any subsequent updates</u>).	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM6.15 Policy HW7 explanation – paragraph 6.47	...This is a key to ensuring that health inequalities are not exacerbated. The Council will develop <u>guidance for developers building on work by Public Health England and best practice from other Council's</u> . supplementary planning guidance on the development and completion of HIAs and work with developers to produce this documentation	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 7: EDUCATION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM7.1 Policy ED1: University of York	See also Policy ED2, ED3 and H7	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.2 Policy ED2: Campus West	See also Policy ED1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.3 Policy ED3: Campus East	See also Policy SS22, EC1 and ED1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.4 Policy ED4: York St. John University Lord Mayor's Walk Campus	See also Policy H7, ED5, D3, D4, D5, D6 and D10	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.5 Policy ED5: York St. John University Further Expansion	See also Policy H7, ENV2, ENV4, GI5 D2 and D4.	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 7: EDUCATION		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM7.6 Policy ED5 explanation – paragraph 7.18	Development will be permitted at the allocated site in accordance with Policy H7 'Student Housing' and will also need to ensure that those elements which contribute to the conservation area are not harmed.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM7.7 Policy ED6: Preschool, Primary and Secondary Education	See also Policy ED8 and G15.	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.8 Policy ED7: York College and Askham Bryan College	See also Policy ED1, ED2, ED3, ED4, ED5, H7 and GB4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM7.9 Policy ED8: Community Access to Sports and Cultural Facilities on Education Sites	See also Policy CF2	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM8.1 Introduction	Para 8.3 ...Reference should also be made to the background studies referred to in Section 9 'Green Infrastructure' and Section 10 'Approach to Managing Appropriate Development in the Green Belt' and, where relevant, village design statements and neighbourhood plans. A cultural strategy for York has also been developed (York's Creative Future, 2020-2025) is currently in development. ...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM8.2 Policy D1	See also Policy CC2	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM8.3 Policy D1 Explanation	Streets and Spaces 8.8 Development proposals that provide opportunities to promote the enhancement of, or creation of, public space will be supported. Reference should be made to the council's policies on public streets and spaces particularly ensuring that development proposals support the principles set out in the National Design Guide: Manual for Streets. The Council's City of York Streetscape Strategy and Guidance (2014) contains useful guidance, particularly relevant to York's City Centre. The use and enjoyment of streets and spaces...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM8.4 Policy D1	Para 8.9 ...For new landmarks and buildings that stand higher than the surrounding townscape to be considered acceptable they will normally be expected to have a particular high cultural significance or common value ¹ . In addition,...	No. The additional modification relates to supporting text and whilst providing

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
Explanation	<u>1 Such as pertaining to cultural, religious or governmental uses rather than everyday uses such as residential.</u>	greater clarity it is not considered significant for the purposes of the SA.
AM8.5 Policy D1 Explanation	Para 8.10 ...For larger scale developments, where development is at a high level masterplan stage, there should be a clear vision of the type of place it aspires to become in sufficient detail to guide the direction of future plot build out proposals. Use of a design code setting out parameters may be required whilst providing enough flexibility for uncertain future conditions.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.6 Policy D1 Explanation	Para 8.11 ...Current examples are Lifetime Neighbourhoods (DCLG); <u>Building for Life Principles (Design Council) Building for a Healthy Life (Homes England)</u> ; Urban Design Compendium (English Partnerships and The Housing Corporation); By Design (DETR & CABE); Conservation Principles Policies and Guidance (English Heritage) <u>and the National Design Guide (MHCLG)</u> to name a few. On culture and the arts...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM8.7 Policy D1 Explanation	<ul style="list-style-type: none"> Key Delivery Partners: City of York Council; developers and <u>English Heritage Historic England.</u> Implementation: Planning applications; and adopted/ published council guidance such as Conservation Area Appraisals 	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.8	...	No. The additional modification provides cross reference after the policy and is not

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
Policy D2	See also Policy G11, G12 and G13	considered significant for the purposes of the SA.
AM8.9 Policy D2 Explanation	Para 8.13 Where environmental impact assessments are required, the City of York Council will expect evidence based landscape assessments to follow the latest edition of the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment. Background studies should also reference the most up to date Landscape Character Appraisal for York and English Heritage's Historic England's the Setting of Heritage Assets (2011) as well as conservation area appraisals...	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.10 Policy D3	... See also Policy D1 and CF1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM8.11 Policy D4 Explanation	8.24 The 'special interest' (special qualities and significance) that justifies a brief description of the reasons for designation of conservation areas designation is set out in designation statements prepared by the City of York Council... <ul style="list-style-type: none"> Appraisals should be commissioned by the applicant in consultation with the Local Authority and carried out by appropriately qualified individuals or organisations following English Heritage Historic England guidelines... 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM8.12	8.25 The character of a conservation area is not only formed by buildings and spaces, but also by the land uses - the resultant activities, their characteristic patterns and forms and the	No. The additional modification relates to supporting text and whilst providing

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
<p>Policy D4</p> <p>Explanation – paragraphs 8.25 and 8.26</p>	<p>ambience they create. It is important that applications ensure the special qualities and significance of the place are not harmed. Conversion schemes should seek to sustain characteristic uses and preserve or enhance architectural and historic character.</p> <p>Whilst it is the quality and interest of an area as a whole which is recognised through designation, it is often the cumulative impacts of small changes over time which erode the special qualities and significance of a place. Where necessary, and with public support, Article 4 Directions will be introduced to help to control potentially damaging alterations.</p> <p>8.26 Whilst it is the quality and interest of an area as a whole which is recognised through designation, it is often the cumulative impacts of small changes over time which erode the special qualities and significance of a place. Where necessary, and with public support, Article 4 Directions will be introduced to help to control potentially damaging alterations. The character of a conservation area is not only formed by buildings and spaces, but also by the land uses – the resultant activities, their characteristic patterns and forms and the ambience they create. It is important that proposed changes of use identify opportunities for enhancement as well as ensuring the special qualities and significance of place are not harmed. Conversion schemes should respect the scale, proportion, material and detail of original character.</p>	<p>greater clarity it is not considered significant for the purposes of the SA.</p>
<p>AM8.13</p> <p>Policy D4 – delivery</p>	<p>Key Delivery Partners: City of York Council, parish councils, major land owners and developers.</p>	<p>No. The additional modification is presentational and is not considered significant for the purposes of the SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM8.14 Policy D5 Explanation	8.28 Listed buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport. Buildings on the list enjoy statutory protection...	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.15 Policy D5 Explanation	8.29 Applications should be supported by a heritage statement, prepared using appropriate expertise where necessary, which includes a statement of significance proportionate to the scale and nature of the proposed works, covering the following: <ul style="list-style-type: none"> analysis of the significance of the building relevant to the areas of proposed change. This should convey an understanding of the heritage value. It should be noted that the official list description is not a statement of significance (refer to Historic England's Conservation Principles Policies and Guidance (2008) for further information); an assessment of the impact of development proposals on the special interest (significance and values) of the building; an explanation of why the proposed works are desirable or necessary; and where proposals would appear to cause harm to significant aspects of the building, why less harmful ways of achieving desired outcomes have been discounted or are undeliverable. The greater the harm the stronger the justification should be. 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM8.16 Policy D5 Explanation	8.30 Minor repairs to listed buildings do not require consent if they are carried out to a high standard of workmanship using materials and techniques that match the original. Repairs that would depart from this approach will usually require consent. Guidance from the Local Planning Authority should always be sought on the need for consent.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM8.17 Policy D5 – delivery	Key Delivery Partners: City of York Council, Historic England , building owners and tenants and preservation trusts.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.18 Policy D6 Explanation	Para 8.31 ...The vast majority of these archaeological deposits are of equivalent significance to scheduled ancient monuments. Within the historic core, substantial harm...	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.19 Policy D6 Explanation	Para 8.32 ... Where mitigation measures include physical excavation of deposits, provision must include adequate resources for excavation, analysis, publication, and archive deposition with the Yorkshire Museum	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.21 Policy D8	See also Policy G1 and G12	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM8.22 Policy D8 Explanation	8.39 The City of York contains four six sites on Historic England's register of historic parks and gardens. These are Museum Gardens (Grade II), Rowntree Park (Grade II), York Cemetery (Grade II*), The Retreat (Grade II), University of York Campus West designed landscape (Grade	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>II), and the grounds of Moreby Hall are also included in the register, a small portion of which lies within the City of York, but the vast majority of it lies within Selby District.</p> <p>8.40 Historic England must be consulted on development proposals that affect a Grade I or II* listed park or garden. The Gardens Trust Garden History Society should be given the opportunity to advise advise on development proposals that affect a registered park or garden of any grade.</p>	
<p>AM8.23</p> <p>Policy D8</p> <p>Explanation</p>	<p>8.42 A number of other parks and gardens, both in private and public ownership, are undesignated but are considered to be locally important by way of their particular historic or design interest, and the contribution they make to the landscape quality and character of the area; such sites will be afforded protection under Policy D7, they are thus considered to be worthy of the same considerations.</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
<p>AM8.24</p> <p>Policy D8 – delivery</p>	<p>Key Delivery Partners: City of York Council; developers and Historic England English Heritage.</p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
<p>AM8.25</p> <p>Policy D9</p> <p>Explanation</p>	<p>8.43 The City of York HER is a database of designated and undesignated heritage assets in the City of York. It includes over 6,000 records of archaeological monuments features and deposits, historic buildings, parks and gardens, and finds in York. The HER contains over 1,400 reports ('grey literature') on archaeological interventions and building recording; it includes historic maps, an extensive library of aerial photographs, photographs of buildings, national and</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>local publications, including dissertations, conservation management plans, historic buildings assessments and other sources. It also includes historic landscape characterisation data and an emerging, detailed historic character assessment of the area within the outer ring road. Elements of the HER are accessible through City of York Council HER page and the Heritage Gateway website and online mapping of City of York Council.</p> <p>...</p> <p>8.46 In order to ensure the sustainability (including the long-term curation, maintenance and enhancement) of the HER, City of York Council will levy charges on those using and depositing reports and other material with the HER.</p>	
<p>AM8.26 Policy D9 Explanation</p>	<p>Key Delivery Partners: City of York Council; developers, Historic England English Heritage; community groups, academic researchers; students; and the general public.</p>	<p>No. The additional modification is presentational and is not considered significant for the purposes of the SA.</p>
<p>AM8.27 Policy D10 Explanation</p>	<p>8.49a York Walls are heritage assets of the highest significance and great weight will be given to their conservation. Any substantial harm or loss will require clear and convincing justification to demonstrate wholly exceptional circumstances.</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM8.28 Policy D10 – delivery	Key Delivery Partners: City of York Council; developers and Historic England English Heritage .	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.29 Policy D13	See also Policy D4 and D5	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM8.30 Policy D13 Explanation	8.59 Advertisements should be designed and located to avoid conflict with the historic character and appearance of heritage assets including conservation areas or damage to historic fabric. For example, internally illuminated box signs will not be supported on buildings identified as heritage assets or in conservation areas because of their adverse impact on character and significance. In some streets, advertisements sign written directly onto the fascia remain the prevailing form, adding to the historic character of the area. In these locations, other forms of fascia signage will not be supported unless appropriate to the character of the host building. Banners and high level signs will also not be supported. Exceptions may be made for temporary signs advertising special one-off or annual events which promote the city's economy. Hanging signs, where appropriate, should generally be restricted to one on the each street frontage.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM8.31 Policy D14 Explanation	8.61 Solid roller shutters prevent out of hours window shopping, and can result in the appearance of a hostile environment which harms the amenity of the area, in addition to negating the value a shopfront itself makes to the visual interest of the street scene.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

SECTION 8: PLACEMAKING, HERITAGE, DESIGN AND CULTURE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>8.62 In conservation areas or on buildings identified as heritage assets, security should be provided by laminated glass, secondary glazing or internal security film. Where internal see-through shutters are approved, shutter boxes should be positioned so as not to be visible from from the outside, and the design of the shutter must sit comfortably with the design of the shopfront.</p>	

SECTION 9: GREEN INFRASTRUCTURE		
Modification Reference	Proposed Modification	
AM9.1 Policy GI1: Green Infrastructure	See also Policy GI2, GI3, GI4, GI5, GI6, GB1, CC1 and ENV4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.2 Policy GI1 explanation – paragraph 9.3	The Council will deliver a Green Infrastructure strategy in line with Policy GI1 and adopt this as a Supplementary Planning Document (SPD).	No. The additional modification relates to supporting text and it is not considered significant for the purposes of the SA.
AM9.3 Policy GI2: Biodiversity and Access to Nature	See also Policy D1, GI1, GI3, GI4, GI5, GI6, GB1, CC1 and ENV4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.4 Policy GI2 explanation – paragraph 9.6	Bio-diversity mitigation and enhancement should be provided on site. Only in very exceptional circumstances, where the proposed development clearly outweighs the nature conservation value of the site and the impact on biodiversity is unavoidable, appropriate mitigation or compensation will be required. This should be achieved through planning conditions and obligations. Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for residual adverse impacts arising from a development after mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 9: GREEN INFRASTRUCTURE		
Modification Reference	Proposed Modification	
	<p>The Environment Act sets out a mandatory requirement for development to deliver at least a 10% biodiversity net gain. The provisions of the Act are subject to secondary legislation and development will need to comply with the regulations once it comes into force (expected November 2023).</p> <p>Net gains in biodiversity can be delivered by almost all development, by following the principles of the mitigation hierarchy and understanding the ecological constraints and opportunities from the early stages of design.</p> <p>Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in association with development. Improvements should go beyond any required mitigation and/or compensation measures following the application of the mitigation hierarchy</p>	
<p>AM9.5 Policy GI3: Green Infrastructure Network</p>	<p>See also Policy GI1, GI2, GI4, GI5, GI6, GB1, CC1 and ENV4</p>	<p>No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.</p>
<p>AM9.6 Policy GI3 explanation – paragraph 9.9</p>	<p>This has the potential to improve the porosity of the urban area to wildlife and provide an attractive access network and environment. York's green infrastructure network is shown on figure 3.2, which is informed by the Green Corridors Technical Paper (2011) and Base Study: Open Space and Green Infrastructure (2014) and Update (2017) prepared as part of the Local Plan's evidence base.</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

SECTION 9: GREEN INFRASTRUCTURE		
Modification Reference	Proposed Modification	
AM9.7 Policy GI4: Trees and Hedgerows	See also Policy GI1, GI2, GI3, GI5, GI6, GB1, CC1 and ENV4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.8 Policy GI5: Protection of Open Space and Playing Fields	See also Policy GI1, GI2, GI3, GI4, GI6, GB1, CC1 and ENV4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.9 Policy GI5 explanation – paragraph 9.15	Open spaces protected under this policy include areas that are designated as open space on the <u>proposals policies</u> map. The Local Plan Evidence Base Study: Open Space and Green Infrastructure (2014) and Update (2017) (or the most up to date study) includes an assessment of sites identified on the <u>proposals policies</u> map.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM9.10 Policy GI5 explanation – paragraph 9.16	There is a presumption against the loss of open space of <u>environmental or</u> recreational importance	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 9: GREEN INFRASTRUCTURE		
Modification Reference	Proposed Modification	
AM9.11 Policy G16: New Open Space Provision	See also Policy G11, G12, G13, G14, G15, GB1, CC1 and ENV4	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.12 Policy G16 explanation – paragraph 9.19	These are all shown on the proposals policies map.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM9.13 Policy G17: Burial and Memorial Grounds	See also Policy ENV4 and T1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM9.14 Policy G17 explanation	It is important that burial grounds are accessible and do not adversely affect the amenity of local residents...	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

Section 10: Managing Development in the Green Belt		
Modification Reference Number	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM10.1 Policy GB1	See also Policy GB2, GB3, GB4, D1, D2, GI1, GI2, GI3, GI4, GI5, GI6, H9, WM1, WM2 and CC1.	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM10.2 Policy GB1 Explanation – paragraph 10.2	Detailed boundaries of the Green Belt are shown on the proposals policies map. In defining these boundaries, care has been taken to follow readily recognisable physical features that are likely to endure.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM10.4 Policy GB1 Explanation – paragraph 10.9	In special circumstances the development of affordable housing may be considered on small 'exception' sites. Further details of these special circumstances are detailed in Policy GB4 2.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM10.5 Policy GB1	The Park & Ride is a key component of the city's transport policies. In order to function effectively, Park & Ride facilities need to be located on or close to the major radial routes and are likely to be close to junctions with the Outer Ring Road (A64/A1237). It is acknowledged that in special circumstances Park and Ride sites may be located within the Green Belt.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

<p>Explanation – paragraph 10.14</p>		
<p>AM10.7 Policy GB4</p>	<p>See also Policy SS1, GB1, GB2, H5, H6, H10, D1 and, D2 and T1.</p>	<p>No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.</p>
<p>AM10.8 Policy GB4 Explanation</p>	<p>10.2218 Exception sites are used to enable communities to deliver affordable housing, in perpetuity, on sites which would not normally be permitted for housing. The National Planning Policy Framework (2012) (NPPF) makes clear that 'limited affordable housing for local community needs under polices in a local plan' is not inappropriate development.</p> <p>...</p> <p>10.2420 The policy allows a number of market homes to cross subsidise affordable housing provision where it can be justified as necessary to make an exception scheme viable, and if it can be demonstrated there is insufficient public subsidy available. This is in line with the NPPF. On sites where a proportion of the site is to be developed for market housing to provide cross subsidy, a detailed financial appraisal is required to demonstrate that the proportion of market housing proposed is the minimum required to ensure the viability of the scheme and that the value of the land is based on a realistic land value.</p>	<p>No. The additional modification is presentational and is not considered significant for the purposes of the SA.</p>

SECTION 11: CLIMATE CHANGE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM11.1 Paragraph 11.1	The policies contained with this section are central to fulfilling the aspirations of One Planet Council in relation to environmental sustainability the York Climate Change Strategy .	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM11.2 Policy CC1: Renewable and Low Carbon Energy Generation and Storage	See also Policy DP2, CC2, SS5, SS6, SS7, SS8, GB1 and GI1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM11.3 Policy CC1 explanation – paragraph 11.4	...The City of York Council Renewable Energy Study (2014) assessed the city's potential for generating renewable energy and concluded that there is potential to generate renewable energy from a variety of available sources including wind , solar and hydro...	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM11.4 Policy CC1 explanation – paragraph 11.7	A Supplementary Planning Document will be produced in due course, including on safety requirements for storage sites.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

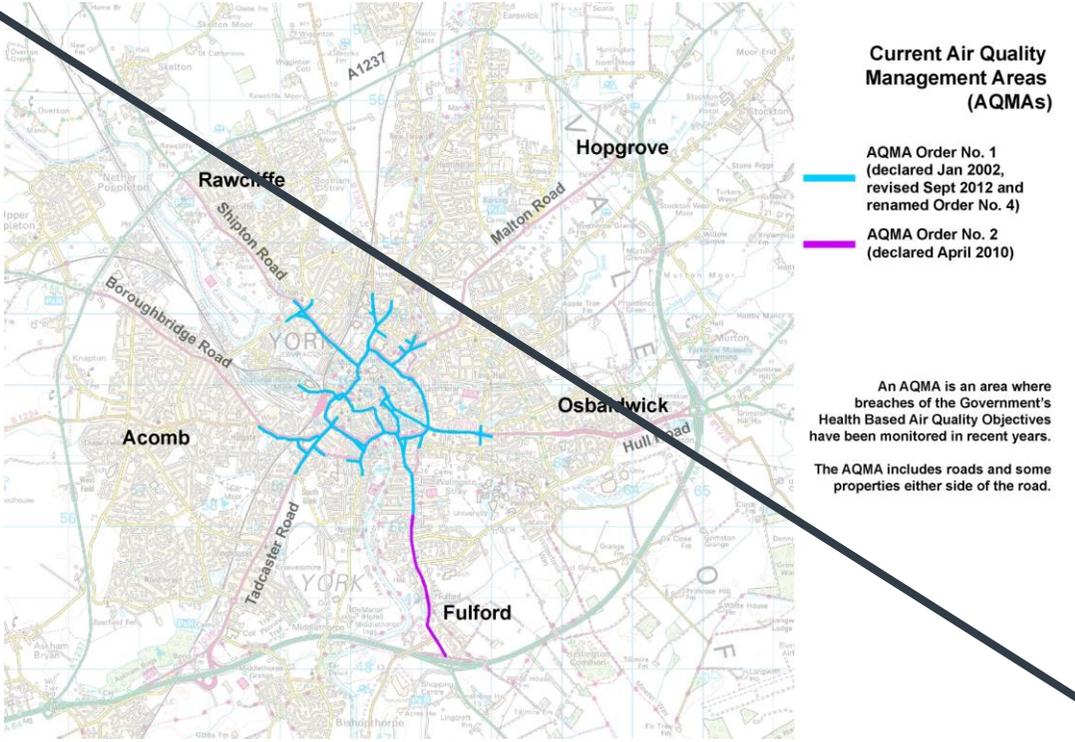
SECTION 11: CLIMATE CHANGE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM11.5 Policy CC2: Sustainable Design and Construction of New Development	See also Policy DP2, CC1, SS5, SS6, SS7 and SS8	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM11.6 Policy CC2 explanation – paragraph 11.6	The new optional technical standard for water consumption	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM11.7 Policy CC2 explanation – paragraph 11.7	Yorkshire Water is classified as being under ‘moderate stress’ by the Environment Agency (in 2013-2021),	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM11.8 Policy CC3 explanation – paragraph 11.24	Where the policy refers to ‘communal heating/cooling networks’, this refers to systems that distribute heating and cooling to a number of dwellings within one building but do not use (C)CHP as their source (i.e. they do not include power generation). ‘Distribution networks’ are systems that connect two or more distinct buildings.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 11: CLIMATE CHANGE		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM11.9 Policy CC3 explanation – paragraph 11.26	The UK Government's Heat and Building sStrategy (2021) outlines the significant role that (C)CHP could play in decarbonising the UK gas grid, offering a future-proofed, flexible and efficient solution to local energy supply. The Climate Change Action Plan for York also recognises that to achieve the ambitious 2020 city-level target of a 40% reduction in carbon emissions, and the 2050 target of the Climate Change Act 2008, new developments will need to maximise decentralised energy and CHP schemes.	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM12.1 Policy ENV1	See also: T1, T2, T5, T7 and T8	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM12.2 Policy ENV1 Explanation	12.5 New development should support and contribute towards delivery of City of York Council's Air Quality Action plan and contribute to the protections of human health by avoiding harmful emissions. Figure 12.1 overleaf shows York's current Air Quality Management Areas (AQMA s) . During the lifetime of the plan, areas of air quality concern may change and further AQMA s may need to be declared in the future.	No. The additional modification is presentational and is not considered

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
		significant for the purposes of the SA.
<p>AM12.3</p> <p>Policy ENV1</p> <p>Explanation</p>	<p>Figure 12.1: Air Quality Management Areas (AQMAs) in York</p> <p>Proposed replacement Figure 12:1, as below</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>City of York Council Air Quality Management Area for Nitrogen Dioxide Order No. 5</p> <p>Boundary of the Air Quality Management Area</p> <ul style="list-style-type: none"> Roads included for annual mean objective Properties included for annual mean objective <p>CITY OF YORK COUNCIL</p> <p><small>© Crown copyright and database rights 2018 Ordnance Survey 100020818</small></p>	

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p data-bbox="347 582 1115 614">Figure 12.1: Air Quality Management Areas (AQMAs) in York</p>  <p data-bbox="1209 678 1400 750">Current Air Quality Management Areas (AQMAs)</p> <ul data-bbox="1209 782 1377 901" style="list-style-type: none"> AQMA Order No. 1 (declared Jan 2002, revised Sept 2012 and renamed Order No. 4) AQMA Order No. 2 (declared April 2010) <p data-bbox="1153 1013 1400 1077">An AQMA is an area where breaches of the Government's Health Based Air Quality Objectives have been monitored in recent years.</p> <p data-bbox="1153 1093 1400 1133">The AQMA includes roads and some properties either side of the road.</p>	

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
<p>AM12.5</p> <p>Policy ENV4</p> <p>Explanation</p>	<p>12.30 The Council will apply the risk-based sequential test approach set out in the NPPF. However, it may also consider development of land in areas known to be at risk from any form of flooding, and will take a sequential risk-based approach to determining the suitability of land in such areas for development, to ensure that sites at little or no risk of flooding are developed in preference to areas at higher risk. The Council's SFRA provides the basis for applying this test (and the exception test, as appropriate), to assess the vulnerability classification nature of the proposed development against its level of flood risk vulnerability and its compatibility with this vulnerability.</p> <p>...</p> <p>12.32 The level of detail provided within a flood risk assessment will depend on the scale of the development and flood risks posed. The Environment Agency's flood risk matrix gives standing advice on the scope and extent of flood risk assessments. More detailed policies for determining a planning application within the resultant flood zone classification are contained in the SFRA (or its successor). Guidance on the preparation of a flood risk assessment is also available in the SFRA</p> <p>...</p> <p>12.35 Sufficient information is required to assess the flood risk and drainage impacts of any proposed development, guidance on the required information is contained in the SFRA and the emerging City of York Council Sustainable Drainage Guidance for Developers. As a minimum, all full planning applications submitted should include:</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

SECTION 12: ENVIRONMENT QUALITY AND FLOOD RISK		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	...	
<p>AM12.6</p> <p>Policy ENV5</p> <p>Explanation</p>	<p>12.37 The current City of York SFRA (2013) SFRA (2021) seeks to restrict surface water runoff from new development to below the extant run-off rates. Further details of how to calculate existing runoff rates are contained in the SFRA and the emerging City of York Council Sustainable Drainage Guidance for Developers. The latest Defra climate change allowance guidance requires developers to assess the life of the development and its vulnerability over this time, developments in York will be required to provide between 15 and 50% increase in flood flows based on the likely climate change uplifts for the Humber River Basin District. Support is available in the Strategic Flood Risk Assessment and the emerging City of York Council Sustainable Drainage Guidance for Developers document in the interpretation of national climate change guidance.</p> <p>Examples of SuDs are included in the emerging Sustainable Drainage Guidance for Developers document which links to wider guidance including:</p> <p>...</p>	<p>No. The additional modification is presentational and is not considered significant for the purposes of the SA.</p>

SECTION 13: WASTE AND MINERALS		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM13.1 Policy WM1	See also Policy SS1, SS2, H1, D2, GB1, CC2, DM1 and WM2	
AM13.2 Policy WM1 Explanation	<p>For municipal waste City of York Council works closely with North Yorkshire County Council through an Inter-Authority Agreement. The councils have worked jointly to secure a waste treatment facility to divert biodegradable municipal waste from landfill. The facility at Allerton Waste Recovery Park (AWRP) at Allerton Park near Knaresborough is at an advanced stage of construction and is expected to be fully commissioned in early 2018. The new facility would reduce the amount of residual municipal waste going to landfill by a minimum of 95%. Following the completion of the AWRP and no other sites will be are required for the treatment of residual municipal waste arising in the City of York Council area in during the plan period.</p> <p>13.4 The Minerals and Waste Joint Plan (2022), once finalised, will identify identifies suitable alternative capacity for municipal waste and suitable capacity for all other waste streams, as may be required during the lifetime of the Joint Plan. The priority to be given to the range of possible sites is set out in the Joint Plan. From a strategic viewpoint it is will also be important that facilities for waste prevention, re-use, recycling, composting and recovery are integrated in association with the planning, construction and occupation of new development for housing, retail and other commercial sites...</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM13.3 Policy WM2	See also: Policy SS1, SS2, D2, GB1, CC2 and DM1	No. The additional modification provides cross reference after the policy and is not considered

		significant for the purposes of the SA.
<p>AM13.4</p> <p>Policy WM2</p> <p>Explanation</p>	<p>13.7 Mineral Safeguarding Areas are areas of known mineral resources that are of sufficient economic or conservation value to warrant protection for generations to come. The Minerals and Waste Joint Plan will identify identifies Mineral Safeguarding Areas and sets out policies to avoid sterilisation of such resources by non-mineral development. Similarly the Joint Plan will safeguards any facilities required for the storage, handling, processing and bulk transport of primary minerals and secondary and recycled materials, in line with the NPPF.</p> <p>...</p> <p>13.9 There has been very limited interest expressed via the Minerals and Waste Joint Plan in relation to the exploration or development of mineral resources in York. The Minerals and Waste Joint Plan has examined the need for any provision across the Joint Plan area in detail and will allocates future sites or areas which reflect the evidence base and complies with national policy and guidance. In addition the Joint Plan will sets out policies to assess any future applications for minerals development.</p>	<p>No. The additional modification is presentational and is not considered significant for the purposes of the SA.</p>

SECTION 14: TRANSPORT AND COMMUNICATIONS		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM14.1 Policy T1	See also Policy DP3, D2, DM1 and ENV1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM14.2 Policy T1 Explanation	<p>14.8 Guidance on the distance to public transport and the level of service provision for it to be considered high quality and accessible will be contained in a forthcoming 'Sustainable Transport for Development' Supplementary Planning Document (SPD).</p> <p>14.9 The frequency criteria for public transport (as stated in the SPD) shall generally apply for the peak-hours of movement to and from the development and, for non-residential development, ...</p> <p>14.11 All development should be fully accessible to all groups within the community. However, people with mobility impairments (including sensory impairment), are often precluded from playing a full and independent role in society by the inaccessibility of land, buildings, transport and other facilities. Consequently, all development should be fully accessible to all groups within the community.</p> <p>14.12 Lack of sufficient safe, covered and convenient storage space for cycles in new development, particularly in residential development, can deter people from owning and using a</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

SECTION 14: TRANSPORT AND COMMUNICATIONS		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>cycle. Development will be expected to be in accordance with the advice contained in the Council's 'Sustainable Transport for Development' SPD.</p> <p>14.13 The design of new car parks should take full account of the requirements of people with limited mobility. In particular, disabled parking bays should be located as close as possible to either the facility concerned or the principal pedestrian route from the car park, and sufficiently generous space must be provided at these bays to accommodate wheelchair users. Further details are contained in the Council's 'Sustainable Transport for Development' SPD.</p> <p>...</p> <p>14.14a The Council will provide further guidance for developers on the application of this policy in a Sustainable Transport for Development' Supplementary Planning Guidance.</p>	
<p>AM14.3</p> <p>Policy T1</p> <p>Delivery</p>	<ul style="list-style-type: none"> Implementation: Planning applications, developer contributions, City of York Council capital programme Network Rail Great British Railways investment programmes, train operating company investment programmes, and public transport operator service changes (commercial and contracted services). 	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
<p>AM14.4</p> <p>Policy T2</p>	See also Policy DM1	No. The additional modification provides cross reference after the policy and is not considered

SECTION 14: TRANSPORT AND COMMUNICATIONS		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
		significant for the purposes of the SA.
AM14.6 Policy T2 Delivery	<ul style="list-style-type: none"> Key Delivery Partners: City of York Council; bus operators, Great British Railways Network Rail; train operating companies and developers. Implementation: Planning Applications, Developer Contributions, City of York Council Capital Programme, DfT and Devolution funding, Network Rail Great British Railways investment programmes, Train Operating Company investment programmes, and public transport operator service changes (commercial and contracted services). 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM14.7 Policy T3 Explanation	<p>14.27 Network Rail's Yorkshire and Humber Route Utilisation Strategy (2009) (RUS) forecast the future passenger demand levels and overall growth levels for the key markets. It predicted that the total number of passengers travelling to York will increase by 41% over the next 12 years (from 2009). However, since the publication of this RUS, Network Rail, working with the rail industry and wider stakeholders and partners, is required to plan for future use of and investment in the railway as part of the regulated Long Term Planning Process (LTPP)¹. This process will determine the required railway outputs (e.g. frequency, journey time, capacity, punctuality etc.) and the investments required to deliver them. This will include changes to the network to adapt to new higher speed/ higher capacity rail services as they become available.</p> <p>14.28 The Government has determined that the necessary capacity and quality improvements for future long distance north/south movements will be provided by a new high speed rail system – HS2. The proposed network would be Y-shaped, running from London to Birmingham</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>then splitting in two, to run eastwards to Leeds and westwards Manchester with onward links to the existing ECML and West Coast Mainline respectively. When complete in 2033 it will provide a much faster connection to London and the continent for travellers from the Leeds City Region and the north of England and York will have a direct link with the new high speed line. Prior to the implementation of HS2, new 'Azuma' Class 800 train sets (to replace ageing Inter-City 125 HST and IC225 train sets) are expected to start operating on the East Coast Main Line in 2018. Furthermore, in the 2016 Budget the Chancellor of the Exchequer announced the Government will allocate £60 million to develop options for Northern Powerhouse Rail between Leeds and Manchester, as well as options for improving other major city rail links. This is in addition to the Transpennine Route Upgrade between Liverpool, Manchester, Leeds and York.</p> <p>—</p> <p>14.29 The 9-car 'Azuma' class 800/1 trains that will operate on the ECML from 2018 and the hs2 train sets following on will be longer and carry more passengers than the train sets for any of the passenger train services that currently call at York station. This, coupled with the likely overall increase in the number of trains calling at York, once all new services are in operation, requires sufficient capacity to be available at the station to accommodate all the trains calling at it, and the higher number of boarding and alighting passengers using these services.</p> <p>...</p> <p>14.32 Short term public transport interchange improvements at the station will be implemented through the current Better Bus Area Fund (BBAF) programme. The Plan will also support proposals to provide a new public transport turn around and interchange facility as part</p>	

SECTION 14: TRANSPORT AND COMMUNICATIONS		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>of a general package of measures to improve access at York Station in the medium-to-long-term.</p> <p>...</p>	
<p>AM14.8</p> <p>Policy T3</p> <p>Delivery</p>	<ul style="list-style-type: none"> • Key Delivery Partners: City of York Council, Great British Railways Network Rail, train operating companies and developers. • Implementation: Planning Applications, Developer Contributions, City of York Council Capital Programme, DfT and Devolution funding;... 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
<p>AM14.9</p> <p>Policy T4</p>	See also Policy SS4, SS13 and DM1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
<p>AM14.10</p> <p>Policy T4</p> <p>Explanation</p>	<p>14.36 The £34.2m project to deliver capacity enhancements to the A1237 junctions has secured Gateway 1 (Outline Business Case) approval funding from West Yorkshire Combined Authority (WYCA). This project, due for completion by 2021/22 2023/24, will improve the through-flow of traffic across each junction and thereby improve the overall movement of traffic on the A1237- as already experienced in the vicinity of the A1237/A59 following the recent upgrade to the A59/A1237 junction - thus encouraging the transfer of cross-city private motor vehicle journeys away from radial routes through the city centre and its immediate surrounding area. This, in-turn, will enable complementary measures that encourage the use of more</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>sustainable travel to be implemented on radial routes (including at junctions with the A1237) and other roads closer to the city centre.</p> <p>14.37 In the longer-term, as more developments come on-stream further enhancements to the A1237 will be necessary to provide substantial additional link capacity to cater for the projected increases in traffic. This additional link capacity will improve traffic flow and journey time reliability along it such that it will draw more cross-city traffic away from the radial routes and inner urban routes. On 3 August 2017 WYCA approved a bid by City of York to secure £295,000 to fund a pre-feasibility study to identify and evaluate options for upgrading the A1237 between the A64 at Askham Bryan and the A64 at Hopgrove to a dual carriageway. The outcome of this feasibility work will pave the way for a later bid by the council for money to dual the road as part of the Government's Transport Investment strategy, published on 5 July 2017.</p> <p>14.38 The A64/A1079/A166 Grimston Bar junction is situated to the east of York's urban area approximately 3.5 miles from the boundary with the East Riding of Yorkshire. A substantial amount of the inward commuting road traffic into the York authority area comes from the East Riding of Yorkshire and this junction is the focal point for the majority of this traffic, before it either continues into York or travels beyond York. Improvements to this junction will provide the capacity required to meet the increases in traffic demand arising from growth in York and the East Riding of Yorkshire. The Council is working with National Highways England and other relevant local authorities, including East Riding of Yorkshire Council, to reduce congestion and identify mitigation measures along the A64 corridor, including the Grimston Bar junction.</p>	

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM14.11 Policy T4 – delivery	<ul style="list-style-type: none"> Key Delivery Partners: City of York Council, National England Highways, Bus Operators, Network Rail, Great British Railways, and developers Implementation: Planning Applications, Developer Contributions, City of York Council Capital Programme, East Riding of Yorkshire Council Capital Programme, and National Highways programmes 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM14.12 Policy T5	See also Policy T1, SS4 to SS13, SS16, SS18 to SS20, SS22 to SS23 and DM1	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM14.13 Policy T5 Explanation	<p>14.40 Actively encouraging individuals to undertake journeys by cycle or on foot, has the potential to reduce congestion by removing some vehicles from the roads, particularly for short journeys. It can contribute to economic performance by improving the health of employees, (as well as children attending school) and help reduce social exclusion by making more facilities accessible to non-car users. Cycling can make a major contribution to improving the health of participants whether they are travelling to school, work or for leisure. Therefore, the Council has and is continuing to develop a comprehensive network of safe and accessible strategic cycle and pedestrian routes, principally to connect residential areas with employment areas and retail areas as well as other facilities and services, which will be developed through York's LCWIP, which is currently being researched. In some cases these routes are intended to connect strategic sites and other sectors of the city with the city centre. For example, the proposed new landmark River Foss pedestrian/cycle bridge envisaged to be delivered as part of the York Castle Gateway ('Castle Gateway') major regeneration area of the city centre which will improve pedestrian and cycle flow throughout the area and in to the wider city. It will also</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>connect with new routes along one or both banks of the River Foss, also envisaged to be delivered as part of Castle Gateway that will, themselves, have connections to the wider pedestrian and cycle route network.</p> <p>14.41 The strategic cycle route improvements for delivery over the short-term and medium-term have also been prioritised within the Council's Capital Programme using the Council's Strategic Cycle Route Network Evaluation and Prioritisation Methodology and are detailed further in the Infrastructure Delivery Plan.</p> <p>14.42 Delivery of the strategic cycle and pedestrian network in the longer-term is expected to be through contributions or obligations associated with the realisation of larger development opportunities toward the end of the Local Plan period, as well as CYC's capital programme, devolution funding and DfT grants.</p> <p>.</p> <p>14.43 Local routes will be retained and enhanced, as appropriate, within or as part of new development in accordance with Policy T1 ii) to vi).</p> <p>14.43a These interventions will be enabled through strategic projects led by the Council and National Highways where required to mitigate development impacts, through developer contributions associated with strategic site allocations as identified in Section 3 of this Plan and</p>	

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	from other developments in line with Policy DM1. More detail with regard to how pedestrian and cycle improvements are to be funded and delivered is contained in the Infrastructure Delivery Plan.	
AM14.14 Policy T5 Delivery	<ul style="list-style-type: none"> Key Delivery Partners: City of York Council, East Riding of Yorkshire Council, National Highways England, Leeds City Region Local Enterprise Partnership, York North Yorkshire and East Riding Local Enterprise Partnership, Great British Railways, train operating companies and developers, SUSTRANS, Active Travel England. ... 	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM14.15 Policy T6 Explanation	See also Policy H2	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM14.16 Policy T6 Explanation	14.44 This policy recognises that development in the vicinity of operational public transport facilities, particularly transport hubs or interchanges, enables more sustainable trips to be made on the radial and orbital public transport networks, and provides local and sub regionally-significant centres for shopping, employment, entertainment and other amenities. It also acknowledges that any future development needs to ensure that it does not have a detrimental	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>impact on or prejudice transport operations within the vicinity of the development, including the safe operation of level crossings.</p> <p>14.45 The second part of this policy aims to protect disused public transport corridors and facilities to allow for the possibility of returning them to their former use, or for new uses such as footpaths, cycleways, or bridleways or wildlife corridors because once such a resource has been lost it is unlikely to ever be recovered. Any planning applications for a Development on or affecting a disused public transport corridor should be accompanied by an assessment in order to establish whether there is any reasonable prospect of the corridor being brought back into use, and identify potential extensions into and through the development sites to maximise the use of the existing corridor.</p>	
AM14.17 Policy T6 – Delivery	<ul style="list-style-type: none"> Key Delivery Partners: City of York Council, Great British Railways, Network Rail, train operating companies, Sustrans and developers... 	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM14.18 Policy T7	<p>See also Policy T1, SS4, SS9 to SS13, SS15, SS17, SS19, SS20, SS22 and ENV1</p>	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
<p>AM14.19</p> <p>Policy T7</p> <p>Explanation</p>	<p>14.47 A TA Transport Assessment is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, principally through the implementation of a TP Travel Plan.</p> <p>14.48 The NPPF states that a TS Transport Statement or TA Transport Assessment should support all developments that generate significant amounts of movement. This ensures that the full transport impacts of any proposal are assessed and understood, allowing for the appropriate mitigation measures to be implemented.</p> <p>(14.49 - see main modifications)</p> <p>14.50 A TP Travel Plan is a strategy for reducing travel demand in order to minimise the number of motor vehicles visiting a development. It should consider the traffic implications of journeys to and from the development and may cover issues including, but not limited to the following:</p> <ul style="list-style-type: none"> • setting targets for travel by means other than the private car; • awareness raising, education and marketing; • reducing the need to travel; 	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<ul style="list-style-type: none"> • incentivising the use of more sustainable forms of transport; • measures to support walking, cycling and the use of public transport; • measures to support the use of lower emission vehicles; • integrating parking with measures that encourage the use of more sustainable forms of transport; • personalised travel planning; and • minimising the impact of traffic in residential areas that would otherwise suffer loss of amenity due to increases in traffic arising from the development. <p>14.51 TPs must also demonstrate how they are to be monitored and how mitigation measures can be increased if the plan falls short of its objectives. A Travel Plan will be required for all development subject to a full transport assessment where there are high trip generating characteristics (typically 30 or more peak hour trips).</p> <p>14.52 Where strategic site developments are in close proximity, developers should liaise with the Council and Highways England, as necessary, to establish whether a joint master travel management plan may be required.</p>	
AM14.20 Policy T8	See also Policy ENV1 and T7	No. The additional modification provides cross reference after the policy and is not considered

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
		significant for the purposes of the SA.
<p>AM14.21</p> <p>Policy T8</p> <p>Explanation</p>	<p>14.53 The management and control of car parking spaces are essential components of an effective transport strategy. Parking control by both capacity and price has historically been, and will continue to be, used in York, where city centre charges are used to encourage long-stay parking at Park & Ride sites or other more peripheral car parks and to support the local bus services. The Council will continue to support affordable access for short-term business and personal trips that are essential to the economy of the city. At the same time further work will be initiated to provide more designated spaces for lower emission vehicles in city centre car parks, to try and improve air quality in the heart of York.</p> <p>14.54 The NPPF sets out a range of issues that should be taken into account for setting local parking standards. The York Parking Strategy Review established that York's Parking Standards 'considered to be appropriate and in accordance with NPPF'.</p> <p>14.55 Development will be expected to comply with the Parking Standards that will be set out in the 'Sustainable Transport for Development' SPD City of York Council's latest published Parking Standards guidance; these will be incorporated into the forthcoming that will be set out in the 'Sustainable Transport for Development' SPD. These may be amended to suit local conditions (in relation to a development's location, proximity to high quality accessible public transport, pedestrian and cycle routes and services and facilities) if it can be demonstrated that</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>

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	<p>such amendments (including for cycle parking) covering, but not limited to, those listed below are appropriate:</p> <ul style="list-style-type: none"> • number of spaces; • general design and layout; and • safety, security and weather protection. <p>14.56 For development proposals requiring a travel plan, the submitted travel plan will need to ensure that it integrates parking with measures that encourage use of more sustainable forms of transport.</p> <p>14.57 The types of demand management measures that could be considered to reduce congestion, improve public transport journeys, ease pedestrian and cycle access to, within and through the development and improve the streetscape include, but are not limited to</p> <ul style="list-style-type: none"> • <u>measures to minimise private vehicle trips/car ownership, such car clubs</u> • vehicular access restrictions; <p>...</p>	

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
AM14.22 Policy C1	See also Policy ENV2 and D2	No. The additional modification provides cross reference after the policy and is not considered significant for the purposes of the SA.
AM14.23 Policy C1 Explanation	<p>14.68 The provision of and access to ultrafast and future proof connectivity is now an essential, and a key enabler for the UK's Industrial Strategy, that is being supported by Government programmes and other initiatives. More specifically, one of the Government initiatives aims to enable everybody in the UK to access broadband speeds of at least two megabits per second and 95% of the UK to receive far greater speeds, (at least 24 Mbps), by 2017. In addition the European Commission, through the Digital Agenda for Europe, anticipates 100% coverage of 30Mbps broadband or more by 2020 and that over 50% of households will have a subscription to broadband connection in excess of 100Mbps. Future development provides an ideal opportunity for the Council and other organisations to expand and continue the development of York's world-class ultrafast connectivity and it is vital to offer high-speed internet access as York continues to be promoted as a vanguard 'Digital City'. York must also address the growing need for City's transport network to have high speed connectivity. York intends to retain its position as a leader in this area by ensuring appropriate data connectivity is available throughout the existing road network and is included where new roads and transport infrastructure are provided to meet the challenge the city will face with the advent of new technologies. This includes the use of ducting, street furniture and on-premise masts.</p> <p>14.69 Various changes have been made to Electronic Communications Code³ in England, to support the rollout of fixed broadband in all areas, apart from Sites of Special Scientific Interest. The changes to</p>	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>the Code are designed to help speed up the deployment of superfast broadband and reduce uncertainty and delays for communications providers, and will expire in 2018. The change introduced “a more permissive regime” for installation of above ground fixed line broadband electronic communications apparatus, and removed the requirement for prior approval by planning authorities for broadband cabinets and poles in protected areas.</p> <p style="text-align: center;">█</p> <p>14.70 Further changes to planning in England have also been made to support 4G rollout in non-protected areas including extending and widening existing masts, permitting larger and taller antennas and small cell antennas. Specific changes for protected areas saw the addition of an allowance of three antennas to masts and dish antennas to existing masts, as well as small cell antennas. Two codes of best siting practice have also been published to complement the statutory changes.</p> <p>Planning obligations may be used to ensure that new sites are available for future mast sharing subject to technical and operational constraints. Reforms to the Electronic Communications Code, made through the Digital Economy Act 2017, will further encourage the simplification of the process for installing or upgrading digital infrastructure. The rapid pace of technological change within the industry means that fewer installations may be required in the future and so it is important that redundant installations are removed and the site fully restored (including aftercare). Such obligations may also be used to require the expeditious removal of equipment and installations once they cease to be operational.</p>	

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Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
	<p>The Council will seek the removal and relocation of any visually intrusive masts particularly in the city centre, as and when the opportunity arises. A planning condition or obligation as appropriate will be used to implement the removal of redundant masts or other communications equipment, where appropriate.</p>	

SECTION 15: DELIVERY AND MONITORING		
Modification Reference	Proposed Modification	Is the proposed modification considered significant for the purposes of SA?
<p>AM15.1 Policy DM1 explanation – paragraph 15.17</p>	<p>Travel times on these routes are (with some exceptions) forecast to increase against the 2019 base, although in many cases the “with Local Plan” 2033 outcome is better than the outcome of a more randomised pattern of development, demonstrating the value of the Local Plan in formalising a spatial distribution for York’s development. However, the council will, therefore, work with developers and other organisations to deliver higher levels of investment in transport infrastructure and services, over and above that which is...</p>	<p>No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.</p>
<p>AM15.2</p>	<p>Strong emphasis will be placed on providing improvements to public transport and more active forms of transport, particularly as access to these forms of transport were key considerations in</p>	<p>No. The additional modification relates to supporting text and whilst</p>

Policy DM1 explanation – paragraph 15.18	determining the accessibility of sites for their allocation within the plan <u>via the Sustainability Appraisal process</u> . However, it is also acknowledged that major enhancements to the highway network <u>are will</u> also <u>likely to</u> be necessary <u>to manage congestion and delay in York</u> .	providing greater clarity it is not considered significant for the purposes of the SA.
AM15.3 Policy DM1 explanation – paragraph 15.20	... Extensive viability testing has been undertaken to demonstrate that the local plan, as a whole, is viable <u>- as are the individual allocations</u> .	No. The additional modification relates to supporting text and whilst providing greater clarity it is not considered significant for the purposes of the SA.
AM15.4 New Indicator	<u>Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC.</u>	Yes. The SA Report (2018) included an appendix with proposed indicators. This should be updated and reflected in the SA.

Appendix D: Updated Appraisal of Development Principles

The policy re-appraisal utilises the same matrices and text as the SA Report (2018) Appendix E. Changes made to the appraisal in light of the proposed modifications have been identified in underline for additional text or with ~~strike through~~ for deleted text.

Table D.1 Effects of Development Principles (DP1-~~DP4~~DP3) Policies

*Consideration of the likely significant effects includes short, medium and long-term effects, permanent and temporary effects, positive and negative effects, as appropriate.

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	++/-	++	++	+	++/-	<p>Likely Significant Effects</p> <p>It is considered that the implementation of policies DP1 – DP3 DP4 will have a significant positive effect on meeting the diverse housing needs of the population. Policy DP1 includes an aim to ensure that the City of York’s current and future population including that arising from economic and institutional growth is met within the York local authority area and development should not have an adverse effect upon the City of York or features extending beyond its own boundaries. However, this policy aspiration is encapsulated in SS1 and minor effects have therefore been assessed here as the provision does not fully meet the need figure identified in the SHMA 2017 update prepared for</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>the Council by GL Hearn.</p> <p>This positive assessment is repeated for Policy DP2 which identifies that strong communities will be built by addressing the housing and community needs of York's current and future population whilst Policy DP3 seeks to create a sustainable, balanced community through the provision of an appropriate range of housing. Policy DP4 has been appraised positively on the basis that the Council will take a positive approach to determining planning applications which reflects the presumption in favour of sustainable development contained within the NPPE.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions No assumptions identified.</p> <p>Uncertainties None.</p>
2. Improve the health and well-being of York's population.	++	++	++	+	++	<p>Likely Significant Effects</p> <p>It is expected that policies DP1-DP3 will make a significant contribution to improving the health and well-being of the City's population. The policies seek to promote public transport, improving cycle and pedestrian networks (thus providing an alternative to the private car). The policies also make provision to improve air quality and to limit environmental nuisance from development.</p> <p>Access to natural and semi-natural environments of various kinds, and in reasonable proximity to where people live and work, is a long-proven benefit to human health. These policies will make a fundamental contribution to help realise that potential.</p> <p>The policies have the potential to make a significant contribution to maintaining and enhancing the image of the City as a pleasant place to live, work and visit, in turn benefitting the City's economy and hence well-being of the population.</p> <p>Mitigation No mitigation required.</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>Assumptions No assumptions</p> <p>Uncertainties The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport.</p>
3. Improve education, skills development and training for an effective workforce.	+	++	+	+	+	<p>Likely Significant Effects Education attainment in York is identified as being high, GCSE/GNVQ and GCE/VCE A/AS Level achievements are significantly higher than both the Yorkshire and Humber region and England average. Policy DP2 states that the development will help build strong communities through facilitating the provision of sufficient preschool, primary and secondary education and supporting further and higher education and through the provision of targeted training and recruitment. Policy DP1 states that the plan will aim to ensure the further success of regionally and sub regionally important higher and further education institutions within the plan area.</p> <p>Mitigation None required.</p> <p>Assumptions No assumptions</p> <p>Uncertainties The provision of targeted recruitment and training is not clearly defined.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	++	+	+	+	<p>Likely Significant Effects The role of the local plan in achieving this objective will be to promote private sector employment growth through the provision of sites and infrastructure to deliver over 13,600 additional jobs up to 2038 with re-profiled employment growth sectors. Policy DP1 and DP2 set the context for the Local Plan to deliver these jobs and for York to fulfil its role as a key economic driver within both the Leeds City Region and York, North Yorkshire and East Riding LEP. The emphasis upon strengthening York's retail role and supporting higher and further education as well as promoting strategic employment sites will assist in meeting this objective. The benefits associated with the</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>implementation of these policies are anticipated to be delivered in the medium to long term.</p> <p>Mitigation None required.</p> <p>Assumptions No assumptions.</p> <p>Uncertainties No uncertainties.</p>
5. Help deliver equality and access to all.	++	++	++	+	++	<p>Likely Significant Effects</p> <p>The implementation of these development principles policies will help to ensure that there is access to employment, educational, public transport and housing provision across the City to meet the requirements of the existing and future population of York. The most significant opportunities for new provision will be associated with large scale developments. The cumulative impacts of change could be significant over the longer term.</p> <p>Benefits over the short and longer term are likely to be realised.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties None</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
6. Reduce the need to travel and deliver a sustainable integrated transport network.	++	++	++	+	++	<p>Likely Significant Effects</p> <p>The policies DP1-DP3 have been appraised positively against this Objective. This is on the basis that economic and housing growth is delivered alongside the delivery of supporting infrastructure to encourage and facilitate increased public transport use as well as improved cycling and pedestrian networks in order to create more sustainable forms of travel both between existing centres and new developments and those proposed strategic sites. Policy DP4 reflects that proposals which are in accordance with the Local Plan will be approved and as such this policy has been appraised positively against this objective.</p> <p>Benefits are likely to be secured over the short, medium and longer term and have the potential to be City-wide, although the contribution of sustainable travel plans could be significant factor in successfully achieving the Objective.</p> <p>Mitigation</p> <p>The preparation and implementation of sustainable travel plans.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Implementation of sustainable travel initiatives</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	++	++	++	0	++	<p>Likely Significant Effects</p> <p>The positive effectiveness of Policies DP1-DP3 are closely aligned with Objective 6. In promoting the City Centre as a shopping and leisure destination, improving public transport links, cycle and pedestrian networks has the potential to play an important role in reducing greenhouse gas emissions related to motor transport. <u>Additionally, DP2 explicitly supports mitigation of, and adaptations to climate change through supporting each new community to be energy and resource efficient.</u> However the increase in population and economic growth is likely to generate an increase in vehicle use over the existing baseline, therefore mitigation in the form of travel plans will be essential to help reduce these greenhouse gas emissions.</p> <p>Benefits are likely to be realised over the medium to longer as the implementation of improved infrastructure is delivered.</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>Mitigation Ensuring that new development is appropriately supported by and cross-referenced to sustainable design and travel initiatives, environmental quality policies and design policies.</p> <p>Assumptions None.</p> <p>Uncertainties Policy integration to address climate change.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	++	++	++	+	++	<p>Likely Significant Effects Policy DP1-DP3 have been appraised positively against Objective 8 by virtue of their emphasis upon conserving York's natural environment and safeguarding important landscapes, biodiversity and strategic green corridors/green infrastructure. There is also emphasis upon habitat restoration and creation as to deliver new development within a framework of linked multifunctional green infrastructure which has linkages with the wider green infrastructure network.</p> <p>In accordance with the appraisal of Green Infrastructure policies the particular challenge rests in policy implementation and the extent to which, through the commitment to the preparation of Green Infrastructure Strategy for the City, genuine connectivity between various open space resources can be achieved, and consequently the ability to address various agendas including more sustainable travel and equality of access to open spaces.</p> <p>Mitigation None identified.</p> <p>Assumptions Longer term aspiration based on short and medium term activity.</p> <p>Uncertainties Consistency and timeframe of policy implementation. The extent which new development can contribute to the City's overall GI network in a</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						coherent fashion.
9. Use land resources efficiently and safeguard their quality.	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The safeguarding of important landscapes, biodiversity and areas of environmental character, reducing waste by reusing and recycling and maximising the use of secondary aggregates will help to realise this objective. Adopting the highest standards of sustainability at all stages of a development has the potential to reduce land resources.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
10. Improve water efficiency and quality.	+	++	+	+	+	<p>Likely Significant Effects</p> <p>The policies will make an important contribution to the maintenance and enhancement of water quality through the development of linked multifunctional green infrastructure and through habitat restoration and creation which provide natural filtration of run-off, helping to manage runoff patterns and intensity and promoting the efficient working of natural systems. In particular, Policy DP2 is considered to make a significant positive contribution to the remediation/protection of groundwater quality <u>and will support achievement of Water Framework Directive objectives.</u></p> <p>Mitigation</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
11. Reduce waste generation and increase level of reuse and recycling.	+	++	++	+	+	<p>Likely Significant Effects</p> <p>Implementation of policy DP2 (along with WM1 and WM2) will promote the reduction of waste levels through the reduction, reusing and recycling hierarchy. The policy also identifies that new waste management facilities will be provided. Policy DP3 has been appraised positively on the basis of its emphasis upon ensuring the highest standards of sustainability being embedded at all stages of a development, it is assumed that this will promote concepts of waste reduction during construction and operation of new development. This could be enhanced by making the connection explicit rather than assumed.</p> <p>All of the measures in these policies are therefore likely to have significant positive effects on reducing waste generation.</p> <p>Mitigation</p> <p>The criteria 'to ensure that the highest standards of sustainability are embedded at all stages of development' could be enhanced through the inclusion of specific examples such as low carbon, zero waste and sustainable design.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
12. Improve air quality.	+	++	++	+	+	<p>Likely Significant Effects</p> <p>Promoting sustainable patterns of growth, supported by integrated pedestrian, cycle and green infrastructure networks has the potential to improve air quality across the city by encouraging more sustainable travel options which will help to minimise vehicle emissions.</p> <p>The positive effects of these policies against this objective are likely to be experienced within the medium to long term as the enhancement and promotion of sustainable access will take time to develop alongside the implementation of sustainable travel plans.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Implementing sustainable travel initiatives such as through sustainable travel plans and pedestrian and cycling networks which presents genuine travel choices.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	++	++	++	+	++	<p>Likely Significant Effects</p> <p>Policy DP1-DP3 provides the overarching framework for development within the City. Policy DP1 states that the Local Plan will ensure that development within the City of York will not result in flooding within adjacent local authority areas. DP2 and DP3 states that new development will protect the environment by ensuring that new development is not subject to or does not contribute to flooding.</p> <p>Policies DP2 and DP3 also address Green Infrastructure which is an important part of the City's flood management regime, through providing areas for water to pond during periods of high rainfall and providing buffer areas between river corridors and residential and commercial properties.</p> <p>Mitigation</p> <p>None identified.</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
						<p>Assumptions None identified.</p> <p>Uncertainties The nature and extent of climate change and extreme events both of which might require a significantly greater contribution from green infrastructure in helping to mitigate their effects.</p>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	++	++	++	+	++	<p>Likely Significant Effects York's unique historic character and setting is identified as being an essential component of its continued economic success. Policies DP1-DP3 provides an overarching framework for the protection of York's historic environment, cultural heritage, heritage and setting. Policy DP1 states that the local plan will conserve and enhance York's historic environment and to define green belt boundaries which will help to preserve the character and setting of York. Conserving and enhancing York's special character is repeated in Policy DP2 and repeated in DP3 which also includes an emphasis on new development delivering high quality design and ensuring appropriate building materials are used. New development is also expected to relate well to the surrounding area and its historic character and to exploit opportunities for creating new and enhancing existing key views.</p> <p>The implementation of these policies, along with Policies D1-D13 (as well as the rest of the plan) will result in significant positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties Ensuring long term commitments to resource protection and enhancement.</p>

Vision and Development Principles						
SA Objective	DP1: York Sub Area	DP2: Sustainable Development	DP3: Sustainable Communities	DP4: Approach to Development Management	Cumulative Assessment of Draft Planning Policies	Commentary on the effects of each policy*
15. Protect and enhance York's natural and built landscape.	++	++	++	+	++	<p>Likely Significant Effects</p> <p>Strongly related to Objectives 8 and 14, the City's approach to conserving and enhancing green infrastructure, conserving York's special character and heritage and enhancing the natural environment is an integral part of securing this Objective, although it can be vulnerable to long term, cumulative change associated with new development. As such it will be important to ensure that a strategic view is taken on overall development activity and the potential effects of cumulative change.</p> <p>Mitigation</p> <p>Assessment of potential cumulative impacts.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>Extent, character and possible cumulative effects of City-wide development over the plan period.</p>
<p>Summary</p> <p>The appraisal of the Development Principles Policies has identified significant positive effects across all objectives. As such these policies are fundamental to realising the sustainable development aspirations for the City over the short, medium and longer term in creating a framework for the Local Plan which seeks to promote growth in a sustainable manner which respects the unique characteristics of the City of York.</p> <p>Their effective implementation will make an important contribution to the future development of York (and the wider Leeds City Region and York, North Yorkshire and East Riding LEP) whilst protecting and enhancing the City's built and natural environment, facilitating sustainable means of travel with direct benefits on the health of local residents (through improved air quality and opportunities for exercise).</p> <p>Positive significant effects were identified against all of the objectives.</p> <p>No negative effects were identified.</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

Appendix E

Updated appraisal of Spatial Strategy Policies

The policy re-appraisal utilises the same matrices and text as the SA Report (2018) Appendix F. Changes were made to the appraisal in light of the first set of proposed modifications, which were subject to appraisal presented in the SA Report (June 2019). Where changes to the SA scoring or appraisal commentary are the same as the 2019 SA Report Addendum these have been identified in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text includes changes to the SA Report Addendum (2019) or SA Report Addendum (2021) these will be represented by underline and strikethrough with the latest amendments are also in **bold**.

Key for assessment

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

Table F.1 Effects of Spatial Strategy (SS1-12) Policies

*Consideration of the likely significant effects includes short, medium and long-term effects, permanent and temporary effects, positive and negative effects, as appropriate.

SA Objective	Spatial Strategy												Cumulative effect of the draft policies	Commentary on effects of each policy*	
	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road			
1. To meet the diverse housing needs of the population in a sustainable way.	+/-	+	++	++	+	++	++	++	++	++	++	++	++	++/-	<p>Likely Significant Effects</p> <p>The effects of the majority of the policies on this Objective is predicted to be positive or significantly positive given their role in helping to meet the housing needs for the City. The scale of provision, cumulatively and associated with the strategic sites (SS3-4 and SS6 - SS12), means that a range of housing (including affordable and self/custom build) can be provided to meet specific needs of the City identified in the SHMA.</p> <p>SS1 is considered to have mixed positive and negative effects. SS1 sets out the housing requirement to deliver <u>the assessed economic led housing need of 790 822 dwellings per annum based on the City of York Housing Need Update 2019 prepared for the City of York Council by GL Hearn. The scale of development in SS1 of a minimum of 822 dpa is higher than an OAN plus a 15% uplift for market signals (557 dpa). The requirement equates to 13,152 new homes over the plan period (2017-2032/33). Additionally, SS1 includes the requirement for Gypsies and Travellers and Travelling Showpeople, both those defined by Planning Policy for Travellers Sites and those who fall outside the definition helping, to support delivery against the housing needs of these communities</u> - the baseline housing growth (a minimum of 867 dwellings per annum) over the plan period (2017/18 – 2032/33) and beyond (2032/33 to 2037/38) based on the latest (2016) CLG sub-national household growth projections; as set out in the technical work prepared by GL Hearn for the Council in the Strategic Housing Market Assessment update (2017). The scale of development meets the projected baseline growth in the City over the plan period and is considered to be the objectively assessed housing</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>need for York in the explanatory text to Policy SS1. However, it does not reflect fully the upward adjustment made in the SHMA for market signals such as land prices, affordability etc (the SHMA technical work included a 10% upward adjustment is added to make a housing figure of 953dpa).</p> <p>Although minor positive effects related to the policy in relation to achieving this objective have therefore been found, minor negative effects have also been assessed in the longer term as the does not meet housing figure in the SHMA, when adjusted for market signals in line with the Planning Practice Guidance. However, the extent to which negative effects are realised is dependent on delivery of housing above the minimum provision identified in SS1 during the lifetime of the plan. Careful monitoring is required to measure the delivery of housing during the plan period.</p> <p>The scale of proposed development at the strategic sites also means that opportunities for a high degree of self-containment in basic service provision can be secured. Delivery of the policies is a long term aspiration which will cover the plan period and beyond. The cumulative effects of policy implementation will require close monitoring.</p> <p>SS5 has been assessed as having a positive effect as the redevelopment and enhancements to Castle Gateway envisaged will provide environmental and cultural benefits and greater connectivity, helping to support the sustainability of residential areas and attractiveness of the City as a place to live and work.</p> <p>Cumulatively, the policies are therefore considered to have mixed significant positive and minor negative effects.</p> <p>Mitigation</p> <p>As set out in the policies on strategic sites, criteria specifying how the baseline housing need as expressed in the SHMA should be met.</p> <p>Assumptions</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>That housing need across the City will be met through a combination of strategic and local sites, and the proportion of affordable housing reflects local requirements.</p> <p>Uncertainties</p> <p>The rate of housing delivery on strategic sites and the early provision of basic services. Additionally, the delivery above the minimum housing requirement in SS1 which may lessen potential for negative effects in the long term.</p>
2. Improve the health and well-being of York's population.	++	++	++	++	++	+	+	+	+	+	+	+	++	<p>Likely Significant Effects</p> <p>Notwithstanding the complexity of seeking to improve health and well-being, these policies should assist with providing the context for this to happen, through the provision of new high quality housing and mixed use development (SS1 and SS3, SS4 and SS6 - SS12), policies to promote sustainable transport and preventing unacceptable levels of congestion and pollution, including air quality (SS1) and policies for the protection and enhancement of access to open space (formal and informal) at a City-wide scale (through SS2) and in relation to strategic sites (SS3-12) where open space and service provision will accompany housing and other development. <u>Policies SS9-SS12 also specifically include a requirement for detailed site wide recreation and open spaces strategies which will support this objective whilst Policy SS1 will direct development to the most sustainable locations enabling more equitable access to a range of services and facilities (including open/recreational space and community and healthcare facilities).</u></p> <p>Policies SS3, SS4 and SS5 will also contribute positively to the enhancement and revitalisation of the city centre and Castle Gateway, including the public realm and open space improvements.</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Realisation of provision will be across the Plan period and beyond and cumulatively, the policies should result in significant positive effects if the stated mitigation criteria are adhered to.</p> <p>Mitigation As per criteria set out in strategic site policies SS3-12 along with monitoring of cumulative impacts.</p> <p>Assumptions That new and existing provision will be co-ordinated for the benefit of existing and new residents.</p> <p>Uncertainties The consistency of implementation in respect of service provision, particularly for large strategic sites which are relatively remote from existing provision.</p>
3. Improve education, skills development and training for an effective workforce.	+	0	+	+	+	++	+	+	++	++	+	++	++	<p>Likely Significant Effects</p> <p>The construction of new homes ((SS1 and SS3-12) could create jobs and potentially training opportunities for local people in the construction industry and raise skill levels in this sector. However, any positive effects would depend upon the approach taken by house builders as to whether training opportunities and skills development benefited local people and therefore had any positive effects on this objective.</p> <p>The scale of proposed development is such that there are significant opportunities to secure mixed use development across a number of sites, thereby offering employment opportunities and depending on the new businesses, training opportunities for existing and new residents. The extent and likely character of employment provision will vary significantly by site, with proposals for York City Centre (SS3) and York Central (SS4) for example offering significant mixed use development opportunities for residents in the vicinity and further afield.</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Policies SS6, SS7, SS10 and SS12 explicitly require onsite education provision whilst others require developer contributions. They have been assessed as having a significant positive effect on this objective.</p> <p>Mitigation As set out in criteria associated with strategic site policies.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging employment growth and skills development.</p> <p>Uncertainties The extent to which existing residents will benefit from the provision of employment and training opportunities, particularly in the more remote strategic sites.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	0	++	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy SS1 makes provision for the housing requirement of 790 822 dwelling per annum (equivalent to 12,640 13,152 dwellings in the sixteen years between 2017/18 and 2032/33) over 17,340 dwellings (867dpa) and 13,000 jobs (650 per annum) in the plan period between 2012/13 and 2032/2033. It and is considered to have a significant effect on creating and sustaining employment in York and in contributing to the Leeds City Region and the York, North Yorkshire and East Riding LEP Area and delivery of the York Economic Strategy (2016).</p> <p>The scale of proposed development, particularly at the strategic sites covered by policies SS3, SS4 and SS6-SS12, offers potential for the development of significant renewable energy-related jobs, both in construction and operation. The construction of housing will itself support significant numbers of jobs through the plan period whilst the requirement for enabling self/custom build plots (under H5) will ensure that the sites will support a diverse range of employers.</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>There will also be significant employment opportunities as part of the mixed development within the existing built-up area, within the City Centre (SS3) and York Central (SS4). Policy SS6 will also provide significant employment opportunities to realise the enhancements envisaged.</p> <p>Mitigation None required.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging climate change adaptation and mitigation through a switch to low-carbon energy sources.</p> <p>Uncertainties Market-led delivery and the scale of job creation.</p>
5. Help deliver equality and access to all.	++	+	++	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The effects of these policies on this Objective is predicted to be positive or significantly positive given their role in helping to meet the objectively assessed housing need for the City.</p> <p>SS1 seeks to conserve and enhance (inter alia) areas with an important recreation function, ensure accessibility to a range of services, and maintain the city centre for main town centre uses. <u>Explicitly directing development to the most sustainable locations will also support equitable access to recreation, community and healthcare facilities.</u> This will help to promote access and equality for all communities within York. SS5 promotes the revitalisation of the Castle Gateway and seeks public realm and accessibility improvements in this key location.</p> <p>The scale of provision, cumulatively and associated with the strategic mixed and housing sites (SS3, SS4 and SS6-SS12) and the proposed broad distribution means that a range of housing and community facilities can be provided (particularly</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>affordable housing) to meet specific needs. The scale of proposed development also means that opportunities for a high degree of self-containment in basic service provision can be secured, <u>including day to day retail needs in the case of SS4</u>. Delivery of the policies is a long term aspiration which will cover the plan period and beyond. The cumulative effects of policy implementation will require close monitoring.</p> <p>Mitigation</p> <p>As set out in the policies on strategic sites, criteria specifying how housing need and demand as expressed in the SHMA should be met.</p> <p>Assumptions</p> <p>That housing need across the City will be met through a combination of strategic and local sites, and the proportion of affordable housing reflects local requirements.</p> <p>Uncertainties</p> <p>The rate of housing delivery on strategic sites and the early provision of basic services.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+/-	0	++	++	++	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++/-	<p>Likely Significant Effects</p> <p>Growth across the City and through the strategic sites in particular offers opportunities to develop a better integrated transport system for the benefit of residents, workers and visitors. Policy SS1 includes directing development to the most sustainable locations and ensuring accessibility to sustainable transport modes as a key spatial principle, which in conjunction with other policies in the plan (notably T1) would help to reduce the need to travel. However, the provision of some 790 a minimum of 822 homes (equivalent to 12,640 13,152 dwellings in the sixteen years between 2017/18 and 2032/33) 17,600 homes between 2012/13 and 2032/33 for an increase of approximately 24,000 (between 2012 and 2037)-40,000 in the population 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</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>movements, although whether that will be within the City or the strategic road network that is affected is uncertain.</p> <p>The proposed strategic sites are in some cases set apart from key areas of higher order service provision and as such are likely to generate significant car-base trips, although some degree of self-containment will be secured on the larger sites.</p> <p>By contrast, the redevelopment proposals associated with York City Centre (SS3) and York Central (SS4) offer significant opportunities to provide for the co-location of living, working, shopping and other recreation whilst Castle Gateway (SS6) will (inter alia) deliver cycle and pedestrian improvements.</p> <p>Mitigation As stated in Policies SS3-12.</p> <p>Assumptions As part of strategic site delivery, significant improvements in sustainable transport provision can occur.</p> <p>Uncertainties The extent to which City-wide growth, particularly associated with the strategic sites, will lead to greater or less self-containment or further spread unsustainable commuting, for example.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+/-	0	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>The likely effects of these policies are mixed, reflecting increased emissions associated with development but also opportunities for limiting carbon dioxide emissions through energy efficiency measures, renewable energy generation and facilitating sustainable travel. Experience in the City (Derwenthorpe) and around the country suggests that whilst considerable progress is possible, there remains a significant gap to be bridged in to approach carbon neutrality. The full effects of the</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>policies will only be measurable over the longer term and as part of an assessment of the cumulative effects of development as a whole.</p> <p>In a similar way to Objective 5 the effects of SS3-SS5 are considered to be positive, due to the location and mix of development proposed in policies SS3 and SS4, and the sustainable travel enhancements envisaged in SS6.</p> <p>Mitigation As outlined in Policies SS6-13, but could potentially be more radical.</p> <p>Assumptions None.</p> <p>Uncertainties The extent to which potential sustainability measures (e.g. renewable power generation) are realised, particularly on the larger strategic sites.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	?	+	+	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Notwithstanding greenfield land-take associated with new development (and hence potential loss or displacement of assets), there is a significant opportunity to realise improvements to the City's green infrastructure network (including open space, biodiversity and geodiversity) through new provision, making links between existing resources and enhancing the management of resources, as well access enhancement generally. Under the guidance of a comprehensive approach to green infrastructure there is potential to enhance assets and access for the benefit of existing and future residents. Long term management of resources will be critical to ensure that improvements are sustainable.</p> <p>Policy SS4 seeks to maximise connectivity in the green infrastructure network. SS6 seeks the maximisation of links to the existing green infrastructure network and delivery of new green infrastructure as part of the Acomb/River Ouse corridor. SS10 seeks an increase in biodiversity and connectivity within the natural environment.</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>The Habitats Regulations Assessment (HRA) (2020) considers that the policy wording in SS9-SS12 is adequate to remove the threat of adverse effects on Strensall Common SAC from recreational pressures. Policies SS9-SS12 specifically includes a requirement for detailed site wide recreation and open spaces strategies, in light the HRA (2020) findings, which will ensure the threat of potential adverse effects is removed whilst leading to positive localised outcomes for biodiversity.</p> <p>The Habitats Regulations Assessment (HRA) preliminary screening screened out the policies in this section for their likely significant effects alone or in combination.</p> <p>Mitigation Management of green infrastructure resources to enhance quality and accessibility.</p> <p>Assumptions Protection of statutory and non-statutory biodiversity sites.</p> <p>Uncertainties The extent to which connectivity of green infrastructure assets can be secured and over what timescale, using new development to assist this.</p>
9. Use land resources efficiently and safeguard their quality.	+/-	+	+	++	+	-	-	-	-	-	-	-	+/-	<p>Likely Significant Effects</p> <p>SS1 prioritises making best use of previously developed land seeks the redevelopment of brownfield land to be phased first, where viable and deliverable. However, a significant proportion of new development on strategic housing sites (Policies SS6-SS12) will be located on greenfield land, and as such will result in the irreversible loss of this resource. A number of strategic sites e.g. ST14: Land to the West of Wigginton Road and ST4 includes land identified as Grade1-3 Agricultural land.</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>However, the scale of these developments offers significant opportunities for comprehensive masterplanning which would enhance green infrastructure resources. The loss of greenfield land is to some degree balanced by the continued protection and permanence of the Green Belt (SS2) through the plan period and beyond and brownfield regeneration of sites within the existing urban area. The net effect of the policies is therefore judged to have both positive and negative effects.</p> <p>Mitigation Masterplanning of strategic development sites to include significant elements of new and enhanced green infrastructure which help to compensate for greenfield land-take.</p> <p>Assumptions None.</p> <p>Uncertainties None identified.</p>
10. Improve water efficiency and quality.	+/-	0	+	+	0	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>An increase in population anticipated by SS1 will have an inevitable negative impact on overall water usage and consumption across the City. This is reflected in Yorkshire Water's Water Resource Management Plan (WRMP19), which identifies a deficit between supply and demand from 2.67Ml/d in 2018/19 increasing to 108.65Ml/d in 2039/40 for the water resource zone in which York is located. However, the final draft WRMP19 (published April 2020) which does not expect a deficit until the mid-2030s for the water resource zone in which York is located due to revised approach to climate change modelling. Please note however that the water resource zone encompasses Leeds, Bradford, Sheffield and Hull.</p> <p>However, the scale of proposed development, particularly at the strategic sites covered by policies SS3, SS4 and SS6-SS12, offers potential for the development of significant sustainable water management initiatives through rainwater recycling,</p>

Spatial Strategy														
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														<p>SUDS and water-efficient housing. In addition, Yorkshire Water's WRMP Water Resources Management Plan (both the 2014 and draft 2019 versions) proposes a range of solutions to ultimately meet the forecast supply demand deficit. The options selected include leakage reduction, use of an existing river abstraction licence and a three groundwater schemes.</p> <p>Mitigation None required.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging sustainable construction and operation.</p> <p>Uncertainties The extent to which such measures will contribute to the overall sustainability of the housing stock.</p>
11. Reduce waste generation and increase level of reuse and recycling.	+/-	0	+	+	0	+	+	+	+	+	+	+	+/-	<p>Likely Significant Effects</p> <p>The construction and use of the proposed development would inevitably result in an increase in waste generation which could have adverse effects in relation to this objective. However, the scale of proposed development, particularly at the strategic sites covered by policies SS5-10, offers potential for the development of significant sustainable waste management initiatives through re-use and recycling initiatives. As exemplars, practices could be spread across the City over time. In addition, the strategic policies will operate in conjunction with others in the plan, such as policy WM1 which will require the integration of facilities for waste prevention, re-use, recycling, composting, and recovery in association with the planning, construction and occupation of new developments. This requirement would help reduce waste consumption associated with new housing development and to increase levels of reuse and recycling.</p>

Spatial Strategy														Cumulative effect of the draft policies	Commentary on effects of each policy*
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road			
														<p>Mitigation None required.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging sustainable lifestyles.</p> <p>Uncertainties The extent to which such measures will contribute to the overall sustainability of the lifestyles in the City.</p>	
12. Improve air quality.	+/-	0	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>The likely effects of these policies are mixed, reflecting increased emissions associated with development but also opportunities for instituting wide-ranging sustainable travel measures.</p> <p>New development covered by the policies in this chapter could have an adverse impact on air quality in York. This could occur during construction of any new development and could be related to dust and particulate matter although such effects will be very localised. In addition as they are subject to a variety of policies in the plan, notably, ENV1 which states that 'development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and reduce further exposure to poor air quality', it is likely that such effects, if they do occur, will be acceptable. Impacts may also be felt on designated conservation sites, especially from roads in close proximity to these sites. <u>However, Natural England have confirmed their agreement with the air quality assessment set out in the HRA (2018 and reconfirmed in 2019) that there are no adverse effects on integrity of Strensall Common SAC.</u></p> <p>The promotion of walking and cycling suggests that considerable progress is possible, although car use remains relatively high throughout the City. The full</p>	

Spatial Strategy														
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														<p>effects of the policies will only be measurable over the longer term and as part of an assessment of the cumulative effects of development as a whole.</p> <p>Mitigation As outlined in Policies SS6-13, but could potentially be more radical.</p> <p>Assumptions None.</p> <p>Uncertainties The extent to which potential sustainable travel measures are realised, particularly on the larger strategic sites.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	+/?	0	0	0	+/?	0	0	0	0	0	0	0	0/?	<p>Likely Significant Effects Development principles within policy SS1 pay particular attention to flood risk and as such no negative effects are anticipated. However, whilst immediate risk can be reduced, extreme events will occur which place existing and new residents at risk. The extent to which additional development increases this risk is uncertain. Policy SS5 seeks consideration of flood improvement work for Castle Piccadilly and Foss Basin and the Ouse Riverside which may provide minor positive effects against this objective. However, this is uncertain at this stage, dependent on scheme design at application stage.</p> <p>Mitigation As per masterplanning proposals for strategic sites, utilising SUDS etc.</p> <p>Assumptions Up to date modelling of flood risk is maintained and influences decision making.</p> <p>Uncertainties</p>

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SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														Changes in future flood risk from current modelling.
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	++	++	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++/-	<p>Likely Significant Effects</p> <p>Significant levels of new development will inevitably bring change to the character of the City, particularly where this is associated with strategic sites which envisage substantial tracts of new housing, in addition to the required release of Green Belt land. The re-definition of the City's Green Belt through policy SS2 (notwithstanding removal of land for development) will help to re-affirm the role of this policy instrument in helping to protect the overall spatial form of the City and concentration of development in the urban area, with attendant sustainability benefits. SS1 will also help to manage change and protect the historic environment. This has been assessed as having a significant positive effect on this objective.</p> <p>However, such change can be positive where the creation of new communities helps to address social inclusion and bring service provision and economic prosperity. Effects on the setting of the City can also be managed through land release which does not have a significant visual impact.</p> <p>The HIA identifies a number of negative impacts likely as a result of development at various strategic site locations (notably ST5, ST1, ST2, ST4, ST7, ST8, ST9, ST15, ST14, ST20) but these are addressed through the corresponding strategic policies SS4 to SS13. Policies SS4 to SS12 have therefore been assessed as having positive or negative effects. The implementation of other policies in the plan (placemaking, heritage, design and culture), archaeological mitigation strategies and masterplanning will help mitigation of any negative effects. <u>SS5 will potentially support the enhancement of a range of heritage assets.</u> The presence and extent of negative effects of these policies are to some extent uncertain at this stage.</p> <p>Mitigation</p>

Spatial Strategy														
SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>As proposed under policies SS4-13 which emphasise the need to respect and where possible enhance local context.</p> <p>Assumptions Masterplanning ensures that new development respects, enhances and creates local character, in particular the City's Green Infrastructure network. Particular attention needs to be paid to the approach taken on sites within or near the City Centre.</p> <p>Uncertainties Potential cumulative impacts of development over the longer term.</p>
15. Protect and enhance York's natural and built landscape.	++	++	+	0	+	0	0	-	0	0	0	0	++/-	<p>Likely Significant Effects The diversity in scale, type and timing, of development proposals across the City means that there will be significant opportunities to secure new patterns of development which do not detract from and enhance the character of the natural and built landscape of the City. This will demand different approaches according to location. The HIA notes that some change is inevitable from the implementation of these policies although mitigation measures will ensure that to some extent these are managed. For SS8 the HIA notes that the relationship between the southern edge of the built up area of York and the countryside will be changed. Negative effects have therefore been assessed for this policy. The full effects of the policies on this Objective can only be properly judged over the long term.</p> <p>Mitigation Detailed masterplanning to ensure sensitive integration of new development with existing natural and built landscape.</p> <p>Assumptions</p>

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SA Objective	SS1: Delivering Sustainable Growth for York	SS2: The Role of York's Green Belt	SS3: York City Centre	SS4: York Central	SS5: Castle Gateway	SS6: British Sugar/Manor School	SS7: Civil Service Sports Ground	SS8: Land adjacent to Hull Road	SS9: Land East of Metcalfe Lane	SS10: Land North of Monks Cross	SS11: Land North of Haxby	SS12: Land West of Wigginton Road	Cumulative effect of the draft policies	Commentary on effects of each policy*
														None. Uncertainties The cumulative impacts of development on the character of the City.

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry's Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen Elizabeth Barracks	SS20: Imphal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	++	++	++	++	++	++	++	++	+	+	+	+	++	<p>Likely Significant Effects</p> <p>The effects of policies SS13-SS20 on this Objective is predicted to be significantly positive given their role in helping to meet the housing requirements set out in SS1. The scale of provision, cumulatively and associated with the strategic sites means that a range of housing can be provided (particularly affordable housing) to meet specific needs of the City identified in the <u>LHNASHMA</u>.</p> <p>The scale of proposed development at the strategic sites also means that opportunities for a high degree of self-containment in basic service provision can be secured. Delivery of the policies is a long term aspiration which will cover the plan period and beyond. The cumulative effects of policy implementation will require close monitoring.</p> <p>Policies SS21, SS22, SS23 and SS24 provide for significant employment land development. Given the mix of employment uses, the existing conditions for growth in the city and the aims of the York Economic Strategy (2016) these strategic policies are likely to contribute to an increase in prosperity. This could both increase demand for new homes and increase people's chances of owning their own home or advancing on the property ladder. The policies have therefore been assessed as having minor positive effects.</p> <p>Mitigation</p> <p>As set out in the policies on strategic sites, criteria specifying how the baseline housing need as expressed in the <u>LHNA SHMA</u> should be met.</p> <p>Assumptions</p> <p>That housing need across the City will be met through a combination of strategic and local sites, and the proportion of affordable housing reflects local requirements.</p> <p>Uncertainties</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impnal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulativ e effect of the draft policies	Commentary on effects of each policy*
														The rate of housing delivery on strategic sites and the early provision of basic services.
2. Improve the health and well-being of York's population.	+	+	+	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Notwithstanding the complexity of seeking to improve health and well-being, these policies should assist with providing the context for this to happen, through the provision of new high quality housing (SS12 – 24). Additionally, the policies promote sustainable transport, and open space provision. Realisation of provision will be across the Plan period and beyond and cumulatively, the policies should result in positive effects if the stated mitigation criteria are adhered to.</p> <p>Implementation of SS21-SS24 would help to increase the amount of employment land across York and create significant employment opportunities, thereby providing the conditions for sustained economic growth across York. There is a strong evidence base showing that work is generally good for physical and mental health and well-being. Worklessness is associated with poorer physical and mental health and well-being. Full time work generally provides adequate income, essential for material well-being and full participation in today's society; it is also is an important provider of social interaction. Policies that increase employment opportunities are therefore appraised as having a minor positive effect on this objective.</p> <p>Mitigation</p> <p>As per criteria set out in strategic site policies SS13-24 along with monitoring of cumulative impacts.</p> <p>Assumptions</p> <p>That new and existing provision will be co-ordinated for the benefit of existing and new residents.</p> <p>Uncertainties</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Imphal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														The consistency of implementation in respect of service provision, particularly for large strategic sites which are relatively remote from existing provision.
3. Improve education, skills development and training for an effective workforce.	++	+	+	+	+	+	++	++	+	++	+	+	++	<p>Likely Significant Effects</p> <p>The construction of new homes (SS13 – SS20) could create jobs and potentially training opportunities for local people in the construction industry and raise skill levels in this sector. However, any positive effects would depend upon the approach taken by house builders as to whether training opportunities and skills development benefited local people and therefore had any positive effects on this objective. Policies SS13, SS19 and SS20 explicitly require onsite education provision (with SS13 requiring secondary school facilities if evidence of need justifies the provision). They have been assessed as having a significant positive effect on this objective.</p> <p>Implementation of SS21, SS23 and SS24 would help to increase the amount of employment land across York and create significant employment opportunities across a number of employment uses. Whilst it will be dependent on the individual employment practices of any businesses that seek to locate at these sites, the policy creates the opportunity for a positive contribution to this objective. SS22 would support the expansion of <u>university uses south of the University of York east campus (inter alia) research-led science park and other higher education uses</u>. The policy is therefore assessed as having a significant positive effect.</p> <p>Mitigation</p> <p>As set out in criteria associated with strategic site policies.</p>

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														<p>Assumptions</p> <p>That implementation of policy will be consistent with other policies on encouraging employment growth and skills development.</p> <p>Uncertainties</p> <p>The extent to which existing residents will benefit from the provision of employment and training opportunities, particularly in the more remote strategic sites.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	++	++	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The jobs required during the construction of the houses under policies SS13-SS20 will bring short, medium and long term benefits to the economy. Following the approach of Policy H4, Policies SS13-420 will also be required to make provision for custom/self-builder plots. In conjunction with H4, these policies look to ensure that local employment opportunities are created.</p> <p>The implementation of Policies SS21 – SS24 will see the delivery of a significant amount of employment land. The implementation of the policies will therefore make an important contribution to the delivery of the York Economic Strategy. The range of sites identified in these policies will help sustain and support economic growth in the City of York over the plan period.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>That implementation of policy will be consistent with other policies on encouraging climate change adaptation and mitigation through a switch to low-carbon energy sources.</p> <p>Uncertainties Market-led delivery and the scale of job creation.</p>
5. Help deliver equality and access to all.	++	++	++	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The effects of these policies on this Objective is predicted to be significantly positive given their role in helping to meet the housing requirement set out in SS1. The scale of provision, cumulatively and associated with the strategic housing sites (SS13-24) and the proposed broad distribution means that a range of housing and community facilities can be provided (particularly affordable housing) to meet specific needs. The scale of proposed development also means that opportunities for a high degree of self-containment in basic service provision can be secured. Delivery of the policies is a long term aspiration which will cover the plan period and beyond. The cumulative effects of policy implementation will require close monitoring.</p> <p>The amount, range and type of employment land provision set out in SS21-SS4 would help to increase job opportunities across York and therefore help to deliver quality and access in respect of job opportunities and have a significant positive effect on this objective.</p> <p>Mitigation</p> <p>As set out in the policies on strategic sites, criteria specifying how housing need and demand as expressed in the SHMA should be met.</p> <p>Assumptions</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Imphal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>That housing need across the City will be met through a combination of strategic and local sites, and the proportion of affordable housing reflects local requirements.</p> <p>Uncertainties</p> <p>The rate of housing delivery on strategic sites and the early provision of basic services.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>Growth across the City and through the strategic sites in particular offers opportunities to develop a better integrated transport system for the benefit of residents, workers and visitors. A number of policies (SS13, SS16, SS17, SS22) specifically seek sustainable transport measures, including pedestrian and cycling links and public transport services, to be integrated into schemes. <u>Policies SS12 and SS13 require agreement of a Sustainable Transport Strategy.</u> However, there is the potential for the increase in vehicles to lead to an increase in vehicle movements, although whether it is within the City or the strategic road network that is affected is uncertain. The scale of employment development to be delivered through implementation of SS21-SS24 has the potential to support improvements to transport but trips are likely to increase. <u>Policies also include wording to ensure that transport and highways issues are assessed, and mitigation provided where necessary.</u></p> <p>The proposed strategic sites are in some cases set apart from key areas of higher order service provision and as such are likely to generate significant car-</p>

Spatial Strategy														
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														<p>base trips, although some degree of self-containment will be secured on the larger sites (notably Land West of Elvington Lane (SS13)).</p> <p>Minor positive and negative effects on this objective have therefore been found.</p> <p>Mitigation As stated in Policies SS13-24.</p> <p>Assumptions As part of strategic site delivery, significant improvements in sustainable transport provision can occur.</p> <p>Uncertainties The extent to which City-wide growth, particularly associated with the strategic sites, will lead to greater or less self-containment or further spread unsustainable commuting, for example.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>In a similar way the consideration of the policies against Objective 6, the likely effects of these policies are mixed, reflecting increased emissions associated with development but also opportunities for limiting carbon dioxide emissions through energy efficiency measures, renewable energy generation and facilitating sustainable travel. Experience in the City (Derwenthorpe) and around the country suggests that whilst considerable progress is possible, there remains a significant gap to be bridged to approach carbon neutrality. The full effects of the policies will only be measurable over the longer term and as part of an assessment of the cumulative effects of development as a whole.</p> <p>Mitigation As outlined in Policies SS13-24, but could potentially be more radical.</p> <p>Assumptions</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impfal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>None.</p> <p>Uncertainties</p> <p>The extent to which potential sustainability measures (e.g. renewable power generation) are realised, particularly on the larger strategic sites.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	+/- ?	+	+	+	+	+	? +/-	+	+	+	+	+	+/-?	<p>Please note the text here replaces the text in the SA Addendum (April 2018) Appendix C. It therefore includes the changes to the SA Report (2018) in underline and strikethrough. New amendments post submission are in bold.</p> <p>Likely Significant Effects</p> <p>Notwithstanding greenfield land-take associated with new development (and hence potential loss or displacement of assets), there is a significant opportunity to realise improvements to the City's green infrastructure network (including open space, biodiversity and geodiversity) through new provision, making links between existing resources and enhancing the management of resources, as well as access enhancement generally. Under the guidance of a Green Infrastructure Strategy there is potential to enhance assets and access for the benefit of existing and future residents. Long term management of resources will be critical to ensure that improvements are sustainable.</p> <p><u>Within the Habitats Regulations Assessment (HRA) (April 2018) likely significant effects (LSE) could not be ruled out from SS13 because of anticipated increases in recreational pressure and impacts on the bird communities of the Lower Derwent Valley that also utilised land beyond the European site boundary. For SS18 LSE could not be ruled out because of anticipated increases in recreational pressure on the Lower Derwent Valley nearby. For SS19 LSE could not be ruled out in terms of the impact of recreational pressure on the adjacent Strensall Common.</u></p>

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SA Objective	SS13: Land West of Elvington Lane	SS14: Terry's Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impfal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Following Appropriate Assessment, the adoption of mitigation measures including the provision and promotion of information on alternative recreational areas and wardening services, delivered by changes to policy wording was found to lead to the conclusion of adverse effects on the integrity of the site.</p> <p><u>The HRA (February 2019) confirms that proposed changes to Policy SS13 and Policy SS18 and Policy SS18 (appraised in the SA Addendum (April 2018)) are adequate to remove the threat of adverse effects on breeding and non-breeding birds from recreational pressures (SS13 and SS18) and on mobile species (SS13).</u></p> <p>Within the preliminary Habitats Regulations Assessment (HRA) Policy SS19 was found to cause a likely significant effect (LSE) alone across a range of factors on the adjacent Strensall Common. LSEs from recreational pressure cannot be ruled out. In addition, LSEs arising from possible hydrological effects and increased nitrogen disposition within the SAC arising from vehicle movements cannot be ruled out. Similarly, because of anticipated increases in recreational pressure, Policy SS18 was found to cause a LSE alone on the Lower Derwent Valley. Finally, even though situated several kilometres from the Lower Derwent Valley, Policy SS13 was found to cause a LSE on its wintering bird populations that also use land beyond the European site boundary.</p> <p>The adoption of appropriate mitigation could remove the potential for likely significant effects in relation to SS18. However, at this stage of the assessment, it was not found possible to mitigate policies SS13 or SS19 and these must be subject to an appropriate assessment. The HRA is iterative. Policy SS19 does set out the requirement for a visitor mitigation strategy to address recreational demands which, as far as it can at present, provides suitable mitigation in line with ongoing HRA work. In light of the outcome of the ongoing assessment in HRA, and because of these outstanding issues, the Plan must await the outcome of this further scrutiny in the HRA. However, in light of the residual effects on Heslington Tillmire SSSI, minor negative effects have been identified for Policy SS13. Minor positive effects are also assessed linked to the requirement for</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Imphal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p><u>a minimum 10% biodiversity net gain. A mix of minor positive and negative effects have been assessed for SS19 in light of the broader beneficial aspects in relation to increasing access but that there are negative impacts. However, it is considered that policy wording helps to ensure that to some extent, these negative effects can be mitigated.</u></p> <p>Whilst the full effects can only be considered at the detailed planning application stage, the HRA of the housing policies and strategic sites indicates that they are unlikely to have significant adverse effects upon biodiversity sites of international importance.</p> <p>Mitigation Management of green infrastructure resources to enhance quality and accessibility.</p> <p>Assumptions Protection of statutory and non-statutory biodiversity sites. Application of the appropriate assessment for the relevant policies.</p> <p>Uncertainties The extent to which connectivity of green infrastructure assets can be secured and over what timescale, using new development to assist this.</p>
9. Use land resources efficiently and safeguard their quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	<p>Likely Significant Effects</p> <p>A significant proportion of new development will be located on greenfield land, and as such will result in the irreversible loss of this resource. A number of strategic sites e.g. ST4 (Grimston Bar), ST13 (Moor Lane), ST22 (Germany Beck), ST19 (land around Northminster Business Park) and ST7 (Metcalfe Lane) include land identified as Grade 2 Agricultural land.</p> <p>However, the scale of these developments offers significant opportunities for comprehensive masterplanning which would enhance green infrastructure</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impfal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>resources. The loss of greenfield land is to some degree balanced by the continued protection of the Green Belt (SS2) through the plan period and beyond and brownfield regeneration of sites within the existing urban area. The net effect of the policies is therefore judged to have both positive and negative effects.</p> <p>Mitigation</p> <p>Masterplanning of strategic development sites to include significant elements of new and enhanced green infrastructure which help to compensate for greenfield land-take.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None identified.</p>
10. Improve water efficiency and quality.	+	+	+	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>An increase in population anticipated by SS1 will have an inevitable negative impact on overall water usage and consumption across the City. This is reflected in Yorkshire Water's Water Resource Management Plan 2014, which identifies a deficit between supply and demand from 2.67MI/d in 2018/19 increasing to 108.65MI/d in 2039/40 for the water resource zone in which York is located. <u>However, the 2019 draft WMRP does not expect a deficit until the mid-2030s due to revised approach to climate change modelling. The draft WRMP24 suggests that there is a risk of supply demand deficit throughout the planning period of 2025 to 2085 in extreme dry years.</u> Please note however that the water resource zone encompasses Leeds, Bradford, Sheffield and Hull.</p> <p>However, the scale of proposed development, particularly at the strategic sites covered by policies, offers potential for the development of significant sustainable water management initiatives through rainwater recycling, SUDS and water-efficient housing. In addition, Yorkshire Water's Water Resources Management</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impfal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Plan (both the 2014 and draft 2019 and draft 2024 versions) proposes a range of solutions to ultimately meet the forecast supply demand-deficit. The options selected include leakage reduction, use of an existing river abstraction licence and a three groundwater schemes.</p> <p>Mitigation None required.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging sustainable construction and operation.</p> <p>Uncertainties The extent to which such measures will contribute to the overall sustainability of the housing stock.</p>
11. Reduce waste generation and increase level of reuse and recycling.	+	+	+	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The construction and use of the proposed development would inevitably result in an increase in waste generation which could have adverse effects in relation to this objective. However, the scale of proposed development, at the strategic sites covered by policies SS13-24, offers potential for the development of significant sustainable waste management initiatives through re-use and recycling initiatives. As exemplars, practices could be spread across the City over time. Policies SS13 and SS22 explicitly identify a key principle for development of Land West of Elvington Lane and University of York expansion that synergies between these sites for servicing, including (inter alia) dealing with waste, are exploited. In addition, the strategic policies will operate in conjunction with others in the plan, such as policy WM1 which will require the integration of facilities for waste prevention, re-use, recycling, composting, and recovery in association with the planning, construction and occupation of new developments. This requirement</p>

Spatial Strategy														
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														<p>would help reduce waste consumption associated with new housing and employment development and to increase levels of reuse and recycling.</p> <p>Mitigation None required.</p> <p>Assumptions That implementation of policy will be consistent with other policies on encouraging sustainable lifestyles.</p> <p>Uncertainties The extent to which such measures will contribute to the overall sustainability of the lifestyles in the City.</p>
12. Improve air quality.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>The likely effects of these policies are mixed, reflecting increased emissions associated with development but also opportunities for instituting wide-ranging sustainable travel measures.</p> <p>New development covered by the strategic policies in this section could have an adverse impact on air quality in York. This could occur during construction of any new development and could be related to dust and particulate matter although such effects will be very localised. In addition as they are subject to a variety of policies in the plan, notably, ENV1 which states that 'development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and prevent further exposure to poor air quality', it is likely that such effects, if they do occur, will be acceptable. Furthermore, all development proposals will be require to be supported with an Emissions Statement.</p> <p>Additionally, SS16 specifically requires detailed air quality assessment to be undertaken whilst SS21 requires air quality issues to be explored.</p>

Spatial Strategy														
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														<p>The promotion of sustainable transport measures, including walking and cycling, suggests that considerable progress is possible, although car use remains relatively high throughout the City. The full effects of the policies will only be measurable over the longer term and as part of an assessment of the cumulative effects of development as a whole.</p> <p>Mitigation As outlined in Policies SS13-24.</p> <p>Assumptions None.</p> <p>Uncertainties The extent to which potential sustainable travel measures are realised, particularly on the larger strategic sites.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects The City of York has a significant extent of areas at risk of flooding. The York Local Flood Risk Management Plan (2015) helps to co-ordinate the approach to managing flood risk and development proposals should accord with its aims. The SS13-24 incorporate. Policy SS19 recognises that a specific flood risk assessment will be required. Implementation of the policy, based on latest flood risk assessment, will ensure that flood risk can be mitigated. Overall, the policies are considered to have a neutral effect on this objective.</p> <p>Mitigation As per masterplanning proposals for strategic sites, utilising SUDS etc.</p> <p>Assumption Implementation of policies will be based on up-to-date flood risk modelling to inform consideration of development proposals at application stage.</p>

Spatial Strategy														
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														<p>Uncertainties</p> <p>Changes in future flood risk from current modelling.</p>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	+/-	++	+/-	0	+/-	0	+/-	+/-	0	+/-	-	+/-	+/-	<p>Likely Significant Effects</p> <p>Significant levels of new development will inevitably bring change to the character of the City, particularly where this as associated with strategic sites which envisage substantial tracts of new housing or employment, in addition to the required release of Green Belt land.</p> <p>However, such change can be positive where the creation of new communities helps to address social inclusion and bring service provision and economic prosperity. Effects on the setting of the City can also be managed through land release which does not have a significant visual impact. SS21 specifically requires the retention and enhancement of historic field boundaries. SS22 requires the delivery of a landscaped buffer <u>between the site and the A64</u> to mitigate heritage impacts.</p> <p>The HIA identifies a number of negative impacts likely as a result of development at various strategic site locations but these are addressed through the corresponding strategic policies.</p> <p>Policies SS13, SS15, SS17, SS19, SS20, SS22 and SS24 could have positive or negative effects. The implementation of other policies in the plan (placemaking, heritage, design and culture), archaeological mitigation strategies and masterplanning will help mitigation of any negative effects.</p> <p>Mitigation</p> <p>As proposed under policies SS13-24 which emphasise the need to respect and where possible enhance local context.</p> <p>Assumptions</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry' s Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Impfal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Masterplanning ensures that new development respects, enhances and creates local character, in particular the City's Green Infrastructure network. Particular attention needs to be paid to the approach taken on sites within or near the City Centre.</p> <p>Uncertainties Potential cumulative impacts of development over the longer term.</p>
15. Protect and enhance York's natural and built landscape.	0	0	0	-	+	-	-	-	-	-	-	-	+/-	<p>Likely Significant Effects The diversity in scale, type and timing, of development proposals across the City means that there will be significant opportunities to secure new patterns of development which do not detract from and enhance the character of the natural and built landscape of the City</p> <p>The HIA notes a number of negative effects for a number of these policies. However, the implementation of other policies in the plan and mitigation measures (including landscaping and screening) will to some extent limit these effects for the majority of these policies although some change is inevitable. However, for SS24 significant harm to the landscape has been identified. The site (ST27) contributes to the openness associated both with views of the Minster and Bootham stray. The proposed development would result in a significant change to the openness of the landscape in this location, undermining its future role as green belt and significantly impacting on landscape and setting.</p> <p>Mitigation Detailed masterplanning to ensure sensitive integration of new development with existing natural and built landscape.</p> <p>Assumptions None.</p>

Spatial Strategy														
SA Objective	SS13: Land West of Elvington Lane	SS14: Terry's Extension Sites 1 and 2	SS15: Nestle South	SS16: Land at Tadcaster Road	SS17: Hungate	SS18: Station Yard, Wheldrake	SS19: Queen-Elizabeth Barracks	SS20: Imphal Barracks	SS21: Land South of Elvington Airfield Business	SS22: University of York Expansion	SS23: Land at Northminster Business Park	SS24: Whitehall Grange	Cumulative effect of the draft policies	Commentary on effects of each policy*
														<p>Uncertainties</p> <p>The cumulative impacts of development on the character of the City.</p>
<p>Summary</p> <p>Whilst growth of the City on the scale envisaged inevitably brings negative effects (such as greenfield land-take and increased traffic) the suite of policies seeks to ameliorate these impacts through sustainability measures which encourage self-sufficiency and innovation in energy use and generation and sustainable travel initiatives, for example. The scale of the strategic sites makes such ambitions achievable in principle, although how these are compromised by unsustainable commuting patterns, for example, would require analysis over the longer term. In light of this assessment, the spatial strategy policies have been appraised as having positive and negative effects against Objectives 6, 7, 9 and 12 to reflect the inevitable increase in vehicles and vehicle movements associated with the built development proposed for York. The extent of the cumulative impacts of this scale of development on the character of the City is again uncertain, although the provisions for the sensitive masterplanning of City Centre sites in particular should in principle off-set adverse impacts and positively enhance character where regeneration is required.</p> <p>Some negative effects relating to the loss of greenfield land (hence often land currently classified as Green Belt) where identified, although the opportunity to enhance landscape character and positively contribute to green infrastructure are also present and help to off-set such impacts.</p> <p>Key uncertainties relate to the longer term and cumulative effects of development on City character and specific issues such as flood risk, although retrospective analysis would be required to determine their precise scale and effects.</p>														



Appendix F Updated Appraisal of Allocations and Alternatives

The following text and table update the appraisal of the allocations and alternatives for housing and employment sites in the draft Local Plan. It utilises the same text and scoring as the SA Report (2018) Appendix H. Where changes to the text have been identified these are presented in underline for additional text or with ~~strike through~~ for deleted text. Where the text is not underlined or struck through it is the original text taken from the SA Report (Feb 2018) appendix and has not been changed. The appendix also includes the assessment of the secondary school site at adjacent to ST15 identified in the proposed modifications. The Site Assessment Criteria which informed the scoring is set out in Section 2 of the SA Report Addendum.

Key for assessment

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect on the SA objective.
+	The policy is likely to have a positive effect on the SA objective.
0	No significant effect / no clear link between the policy and the SA objective.
I	Depends upon Policy Implementation (applied to GIS Assessments)
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	The policy is likely to have a negative effect on the SA objective.
--	The policy is likely to have a significant negative effect on the SA objective.

Housing

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
6	n/a	Land adjacent to Greystone Court, Haxby, York	General Reasonable Alternative	+	+	+	0	+	+	-	--	--	0	-	-	-
11	n/a	Land to north of North Lane, Wheldrake	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	-	-
13	n/a	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	General Reasonable Alternative	++	++	-	0	I	+	0	+/-	0	0	0	0	-
22	SP1	The Stables Elvington	Travelling Showpeople Allocation	+	--	--	0	I	0	0	++	--	0	0	0	-
30	n/a	Land at Intake Lane Dunnington	General Reasonable Alternative	+	++	--	0	I	+	0	--	--	0	--	-	--
35	ST4	Land Adj Hull Road - Grimston Bar	Strategic Housing Allocation	++	+	+	0	++	+	0	--	0	0	0	-	-
49	n/a	Land at Brecks Lane, Strensall	General Reasonable Alternative	++	+	--	0	I	+	-	--	0	0	-	-	0
55	n/a	Land at Dauby Lane, Elvington, York	General Reasonable Alternative	++	++	+	0	I	+	-	--	0	0	0	0	0
58	H8	Askham Bar Park and Ride Site	General Housing Allocation	+	+	+	0	++	+	-	++	0	0	0	0	0
59	H22	Heworth Lighthouse	General Housing Allocation	+	++	+	0	++	+	-	++	0	0	0	0	0
64	H55	Land at Layerthorpe and James St	General Housing Allocation	+	++	++	0	++	+	-	++	0	I	-	0	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
69	n/a	62 Mill lane Wigginton	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	0	0
72	n/a	Water Tower Land Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	--
83	H53	Land at Main Street, Knapton	General Housing Allocation	+	+	--	0	+	0	0	--	0	0	0	0	0
95	H39	North of Church lane Elvington	General Housing Allocation	+	+	+	0	+	+	--	--	0	0	0	0	0
98	H23	Grove House EPH	General Housing Allocation	+	++	++	0	++	+	0	++	0	I	0	-	0
99	n/a	Woolnough House EPH	General Reasonable Alternative	+	++	++	0	++	+	0	++	0	0	0	0	0
124	H20	Oakhaven EPH	General Housing Allocation	+	++	+	0	++	+	0	++	0	0	0	0	0
125	n/a	Morrell House EPH	Reasonable Alternative	+	+	+	0	+	+	-	+/-	0	0	0	0	0
127	H5	Lowfields former school site	General Housing Allocation	++	++	++	0	+	+	0	+/-	0	0	0	-	-
130	n/a	Land at Acomb Waterworks	General Reasonable Alternative	+	+	-	0	+	+	--	++	--	I	--	-	+
131	n/a	Land at Moor Lane, Copmanthorpe	Strategic Reasonable Alternative	++	++	+	0	+	+	0	--	0	0	0	0	0
137	SH1	Land at Heworth Croft	Student Housing Allocation	+	++	++	0	++	+	-	+/-	--	I	--	-	-
138	n/a	York St John University playing field	Reasonable Alternative	++	++	++	0	++	+	0	+/-	-	0	0	-	-
148	n/a	The Moor Lane 'Zero Carbon' Partnership	Strategic Reasonable Alternative	++	++	++	0	+	+	--	--	-	0	0	-	-
163	n/a	Hudson House	General Reasonable Alternative	+	+	++	0	++	+	-	++	--	-	0	-	0

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
166	H29	Land at Moor Lane	General Housing Allocation	+	++	-	0	I	+	0	--	0	0	0	0	-
170	n/a	Pond Field	Strategic Reasonable Alternative	++	++	++	0	++	+	0	-	--	0	0	-	-
172	H7	Bootham Crescent Football Stadium	General Housing Allocation	+	++	++	0	++	+	0	++	0	0	0	-	0
179	n/a	Whiteland Field	General Reasonable Alternative	+	+	-	0	+	+	0	--	0	0	0	0	-
180	n/a	Malton Road site, york	General Reasonable Alternative	+	++	+	0	++	+	0	+/-	-	0	--	-	-
182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	General Housing Allocation	++	++	++	0	+	+	-	--	0	0	0	-	-
185	ST31	Land to the South of Tadcaster Road	Strategic Housing Allocation	++	++	-	0	+	+	--	--	-	0	0	-	-
187	n/a	Open Pasture Land North of Stockton Lane	Strategic Reasonable Alternative	++	+	+	0	+	+	0	-	--	0	0	-	-
192	yes	Land RO Stockton lane off Greenfield Park Drive	General Reasonable Alternative	+	+	+	0	++	+	0	+/-	0	0	0	0	0
193	n/a	West Fields Copmanthorpe	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	0
220	n/a	Land at Wetherby Road, Knapton	Strategic Reasonable Alternative	++	+	--	0	+	+	0	--	0	0	0	-	-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
229	n/a	Land west of Becksid, elvinton and land parcel SE6947 6854 & 70	General Reasonable Alternative	++	++	+	0	+	+	-	--	0	0	0	-	-
247	n/a	Amalgomated sites RO Wilberforce Home/York College ¹	General Reasonable Alternative	+	+	+	0	++	+	0	-	0	0	0	-	-
295	ST1	Amalgomated Sites at British Sugar	Strategic Housing Allocation	++	++	+	0	+	+	--	++	--	0	-	+/-	+/-
298	n/a	Amalgomated Sites at Connaught Court Care Home	General Reasonable Alternative	+	++	+	0	++	+	--	++	0	I	--	-	-
307	n/a	Amalgomated sites at James Street	General Reasonable Alternative	+	++	+	0	++	+	-	++	0	I	--	0	0
320	n/a	Amalgomated Sites at New Lane Huntington	Strategic Reasonable Alternative	++	++	++	0	++	+	-	--	0	0	-	-	0
322	n/a	Amalgomated sites South of Strensall	General Reasonable Alternative	+	++	-	0	+	+	-	--	--	0	0	-	-
472	H1	Former Gas Site 24 Heworth Green	General Housing Allocation	++	++	++	0	++	+	-	++	0	-	-	-	0

¹ Please note that only the colour has been corrected for SAO1, SAO2 and SAO5/6. There are no changes to scoring.

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
627	n/a	Land at frederick House East of Fulford	General Reasonable Alternative	+	+	+	0	++	+	0	++	0	-	0	-	0
629	n/a	The Retreat, Heslington Road	Reasonable Alternative	++	++	++	0	++	+	-	++	0	I	0	-	-
654	n/a	Land at Mill Mount	General Reasonable Alternative	+	++	++	0	++	+	0	++	0	-	0	-	0
656	H10	Barbican Centre	General Housing Allocation	++	+	+	0	++	+	0	++	0	-	0	-	0
677	H38	Land RO Rufforth Primary School	General Housing Allocation	+	+	+	0	+	+	0	--	0	0	0	0	0
719	ST16a	Terrys Carpark	Former Strategic Housing Allocation (now revised)	+	++	+	0	++	+	-	++	0	0	0	+/-	+/-
723	n/a	Amalgamated Land at Manor Heath Road, Copmanthorpe	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	-	-
726	n/a	Wheatlands	Strategic Reasonable Alternative	++	+	-	0	++	+	-	--	--	0	0	0	-
737	n/a	Stockhill Field	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	-	-
738	n/a	Land on South side of Intake Lane, Dunnington	General Reasonable Alternative	+	++	--	0	+	+	-	--	0	0	--	-	-
742	E16	Upper Poppleton Garden Centre	Employment Allocation	+	+	-	0	++	+	-	++	0	0	0	0	0
744	n/a	Bull Balks	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	-	-
748	n/a	Adjacent Stamford Bridge Road Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	+/-	0	0	0	-	-
757	n/a	Haxby Hall EPH	General Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
758	n/a	Broad Highway Wheldrake	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	-
779	n/a	South of Boroughbridge Road	Strategic Reasonable Alternative	++	+	+	0	++	+	0	--	--	0	0	-	-
789	n/a	Land to the West of Becksid Elvington	Strategic Reasonable Alternative	++	++	+	0	+	+	-	+/-	0	0	0	-	-
791	n/a	East and West of Askham lane Acomb	General Reasonable Alternative	+	+	+	0	+	+	-	--	0	0	0	-	-
800	n/a	Safeguarded Land SF7 Land South of Designer Outlet	Strategic Reasonable Alternative	++	+	--	0	+	+	-	--	0	0	--	-	--
823	ST9	North of Haxby	Strategic Housing Allocation	++	++	+	0	+	+	0	--	--	0	0	-	-
824	n/a	Terry's Chocolate Factory	Strategic Reasonable Alternative	++	++	++	0	++	+	-	++	--	0	0	-	-
827	n/a	Water Tower, Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	-
828	H56	Land at Hull Road	General Housing Allocation	+	++	++	0	++	+	0	+/-	0	0	0	-	0
832	H6	RO the square Tadcaster Road	General Housing Allocation	0	+	+	0	++	0	0	-	0	0	0	-	-
840	n/a	South of the Designer Outlet, West of the A19	Strategic Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	--	-	-
848	ST14	Land to the West of Wigginton Road	Strategic Housing Allocation	++	+	-	0	I	+	0	--	--	0	0	-	-/--
849	ST8	Revised north of Monks Cross	Strategic Housing Allocation	++	++	-	0	++	+	0	--	--	0	0	0/-	0/-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
850	ST7	Amalgamated east of Metcalfe lane	Strategic Housing Allocation	++	+	-	0	+	+	0	+/-	--	0	--	-/-	-/-
851	ST15	Land to the west of Elvington lane	Strategic Housing Allocation	++	--	--	0	I	+	-	+/-	--	0	--	-/-	-/-
853	H3	Revised Burnholme School	General Housing Allocation	+	++	+	0	+	+	0	+/-	0	0	0	0	0
854	n/a	Revised Lowfields School	General Reasonable Alternative	++	++	++	0	+	+	0	+/-	0	0	0	0	0
855	ST33	Amalagamated sites at Wheldrake	Strategic Housing Allocation	++	++	-	0	I	+	0	+/-	0	0	0	0/-	0/-
859	n/a	FSC Proposed Housing Allocation North of Escrick	Strategic Reasonable Alternative	++	-	--	0	I	+	0	--	--	0	0	-	-
861	n/a	The Retreat South	Reasonable Alternative	++	++	++	0	++	+	-	+/-	0	I	0	-	-
862	n/a	The Retreat North	Reasonable Alternative	++	++	++	0	++	+	-	++	0	I	0	--	-
867	n/a	The Derwent Arms Osbaldwick	General Reasonable Alternative	+	++	++	0	++	+	0	+/-	--	0	--	-	--
872	n/a	ST12 alternative boundary	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	0	-
874	n/a	Riverside Gardens Elvington	General Reasonable Alternative	++	++	+	0	+	+	--	+/-	--	0	--	-	-
877	n/a	ST15 alternative	Strategic Reasonable Alternative	++	--	-	0	I	+	-	+/-	--	0	--	-	--
878	n/a	Land at Victoria Farm Close Ruffoth	General Reasonable Alternative	+	+	-	0	+	+	0	+/-	0	0	-	0	0

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879	n/a	Land off Maythorpe Ruffoth	General Reasonable Alternative	+	+	+	0	I	+	-	--	-	0	-	0	0
885	n/a	Minster Equine Veterinary Clinic	General Reasonable Alternative	+	+	-	0	++	+	0	++	0	0	0	0	0
886	n/a	South of Wyevale garden Centre	General Reasonable Alternative	++	+	-	0	++	+	-	--	0	0	0	0	-
888	n/a	Land North of Langwith Lakes	Strategic Reasonable Alternative	++	--	--	0	I	+	-	+/-	--	0	--	-	-
899	n/a	York Road Dunnington Reduced Boundary	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	-	-
901	n/a	Land between The Village and the railway line Strensall	General Reasonable Alternative	+	++	-	0	+	+	-	+/-	--	0	0	-	--
903	n/a	North Lane Skelton	General Reasonable Alternative	+	++	-	0	+	+	-	++	0	0	0	0	0
905	n/a	ST8 Alternative boundary	Strategic Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	-	-
906	ST5	York Central	Strategic Housing/ Employment Allocation	++	++	++	0	++	+	--	++	--	--	--	-/?	+/-
908	n/a	Extended Land to the Rear of Rufforth Primary	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	0	0
910	ST2	Civil Service Sports Ground	Strategic Housing Allocation	++	+	+	0	+	+	0	+/-	0	0	0	0	0
913	n/a	ST8 Alt with nature reserve to east and sports to west	Strategic Reasonable Alternative	++	++	+	0	++	+	0	--	--	0	0	-	--

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914	n/a	ST8 Alt with Land to North and nature Reserve to east	Strategic Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	-	--
915	n/a	ST14 Alt Option 1 1350 Homes	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	0	-
923	n/a	Phase 1 Land East of Station Road South of Railway Poppleton	General Reasonable Alternative	+	+	-	0	++	+	0	+/-	0	0	0	-	--
926	n/a	Land to north of North Lane, Wheldrake	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	0	--
927	ST16b	Land to the South of Terrys	<u>Former</u> Strategic Housing Allocation (now revised)	+	++	+	0	+	+	-	++	-	0	0	+/-	+/-
929	ST32	Hungate	<u>Former</u> Strategic Housing Allocation (now revised)	++	++	+	0	++	+	-	++	-	I	--	--/?	--/?
930	H31	Revised Eastfield Lane Dunnington	General Housing Allocation	+	++	-	0	+	+	0	--	--	0	0	0	0
931	ST17a	Former Almond and Cream blocks ST17a	Strategic Housing Allocation	++	+	++	0	++	+	0	++	-	0	0	+/-	+/-
932	ST17b	Nestle South ST17b	Strategic Housing Allocation	++	+	++	0	++	+	0	++	0	I	0	+/-	+/-
934	ST35 n/a	Queen Elizabeth Barracks Strensall Red Line 1	<u>Strategic Housing Allocation</u> Strategic Reasonable Alternative	++	+	-	0	+	+	--	+/-	--	0	-	+/-	+/-

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935	n/a	Queen Elizabeth Barracks Strensall Red Line 2	General Reasonable Alternative	+	+	+	0	+	+	--	+/-	0	0	-	0	-
936	H59 n/a	Queen Elizabeth Barracks Strensall – Howard Road, Strensall	General Housing Allocation General Reasonable Alternative	+	+	+	0	I	+	--	+/-	0	0	-	0	-
937	n/a	Main Imphal Barracks 1	Strategic Reasonable Alternative	++	+	++	0	++	+	-	+/-	0	--	0	-	--
938	H58	Clifton Without Primary School	General Housing Allocation	+	++	++	0	++	+	0	++	0	0	0	-	0
939	n/a	Imphal Red Line Yellow fill 2	General Reasonable Alternative	+	++	+	0	++	+	-	+/-	0	-	0	-	-
944	n/a	ST12 alternative boundary	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	0	0
946	H52	Willow House EPH, Long Close Lane	General Housing Allocation	+	+	-	0	++	+	-	+/-	0	-	0	-	0
947	n/a	Land at Cherry Lane	General Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	0	-	-
949	n/a	Land West of Wigginton Road Post PSC Officer Proposal	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	-	-
951	ST36	Main Imphal Barracks Officer Discussion	Strategic Housing Allocation	++	+	+	0	++	+	-	+/-	0	--	0	--/?	--/?
953	n/a	Poppleton Garden Centre Expanded	General Reasonable Alternative	++	+	-	0	++	+	-	++	0	0	0	0	0
955	ST20	Castle Gateway	Strategic Allocation	+	++	++	0	++	+	-	++	--	--	--	-/?	+/-

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956	n/a	Milstone Avenue Rufforth	General Reasonable Alternative	+	+	+	0	+	0	0	+/-	0	0	0	0/-	0/-
959	n/a	Land at Kettlestring Way	General Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	0
964	n/a	Galtres Garden Village	Strategic Reasonable Alternative	++	+	-	0	+	+	-	--	--	0	0	-	--
965	n/a	Land South of Rufforth Airfield	General Reasonable Alternative	+	+	-	0	+	+	0	+/-	0	0	0	0/-	0
967	n/a	Land to the North of North Lane Wheldrake	General Reasonable Alternative	++	++	-	0	+	+	0	--	--	0	0	-	-/--
968	n/a	Land to the North of Avon Drive	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	-	--
971	n/a	Land to the South of Southfields Road Strensall	General Reasonable Alternative	+	++	+	0	+	+	-	+/-	0	0	0	-	--
974	n/a	Alt PPC ST14 Option 1725 Homes	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	-	-/--
975	n/a	Alt PPC ST14 Option 2200 Homes	Strategic Reasonable Alternative	++	+	-	0	+	+	0	--	--	0	0	-	-/--
976	n/a	Site to the West of H39	General Reasonable Alternative	+	++	+	0	+	+	-	--	0	0	0	-	0
979	n/a	ST15 Langwith PPC Submission	Strategic Reasonable Alternative	++	--	--	0	I	+	-	+/-	--	0	--	-/--	-/--
980	n/a	North of Haxby excluding Cemetery expansion land	Strategic Reasonable Alternative	++	++	+	0	+	+	0	--	--	0	0	-	-
981	n/a	ST7 PPC Alternative Boundary for 1225 Homes	Strategic Reasonable Alternative	++	+	-	0	+	+	0	+/-	--	0	--	-/--	--

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
984	n/a	ST15 Post PPD consultation alternative	Strategic Reasonable Alternative	++	--	--	0	I	+	-	+/-	--	0	--	-/-	-/-
986	n/a	ST7 Post PPC Officer Recommendation	Strategic Reasonable Alternative	++	+	-	0	+	+	0	+/-	--	0	--	-/-	-/-
987	n/a	ST5 York Central Team 2017 Submission	Strategic Reasonable Alternative	++	++	++	0	++	+	--	++	--	--	--	-/?	+/-
988	n/a	H2a potential allocation	General Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	0	-/-	-/-
989	n/a	ST5 York Central Team 2017 Submission 2	Strategic Housing Allocation	++	++	++	0	++	+	--	+/-	--	--	--	-/?	+/-
990	n/a	<u>Limetrees Peppermill House</u>	<u>General Reasonable Alternative</u>	±	++	++	0	++	±	-	++	0	0	--	0/-	0
992	n/a	<u>Limetrees Cherrytree House</u>	<u>General Reasonable Alternative</u>	±	++	±	0	++	±	-	++	0	0	0	0/-	0
993	n/a	<u>New Site Wetherby Road</u>	<u>General Reasonable Alternative</u>	±	±	-	0	±	±	0	--	0	0	0	0/-	0/-
997	n/a	<u>Amended Site at Common Road Dunnington</u>	<u>General Reasonable Alternative</u>	±	++	±	0	±	±	0	--	0	0	--	-	-
PMM site	ST32	<u>Hungate</u>	<u>Strategic Housing Allocation</u>	++	++	±	0	++	±	-	++	-	I	--	--/?	--/?
PMM site	ST16a	<u>Terrys Carpark (Revised)</u>	<u>Strategic Housing Allocation</u>	±	++	±	0	++	±	-	++	0	0	0	+/-	+/-
PMM site	ST16b	<u>Land to the South of Terrys (Revised)</u>	<u>Strategic Housing Allocation</u>	±	++	±	0	±	±	-	++	-	0	0	+/-	+/-

Employment

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	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		-	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		--	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		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 - No longer available	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
605	n/a	Site E, Airfield Industrial Estate, Elvington	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	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
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
724	n/a	Amalgamated sites North Monks Cross Inc Cement Works	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		
725	ST20	Castle Gateway	Opportunity Area	0	++	++	++	++	+	-	++	-	0		-	-	?	+	-
742	E16	Upper Poppleton Garden Centre	Employment Allocation	0	+	-	++	++	+	-	++	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		--	-	0		
840	n/a	South of the Designer Outlet, West of the A19	Reasonable Alternative	0	+	-	++	++	+	-	--	--	0	0	--	0	--		

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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
899	n/a	York Road Dunnington Reduced Boundary	Reasonable Alternative	0	+	++	++	+	+	0	--	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		
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	--	-	--		
948	ST26	South of Airfield Business Park	Strategic Employment Allocation	0	--	-	++	--	+	-	+/-	0	0	0	0	-	-		

Secondary School

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
PMM	ST15a	Land adjacent to ST15	Proposed Allocation	0	==	==	0	==	0	-	+/-	0	0	0	-	-/--

Appendix G

Updated Appraisal of Strategic Sites

The updated appraisal of Strategic Sites utilises the same matrices and text as the SA Report (2018) Appendix I. Where changes to the SA scoring or appraisal commentary have been identified these are presented in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text is not underlined or struck through it is the original appraisal text taken from the SA Report (Feb 2018) appendix and has not been changed.

Please note that for ST15 'Land West of Elvington Lane' SA Objective 8, the text is taken from the SA Report Addendum (May 2019) Appendix C. For this objective the text includes the changes to the SA Report (2018) in underline and strikethrough but 2019 amendments are in **bold**. The latest changes are in in ***bold italics***.

Please note the page numbers below refer to Appendix I of the SA Report (Feb 2018). The whole matrices are not repeated here. To reflect the review of sites in relation to HRA (October 2020) evidence, the appendix only shows the relevant scoring and commentary in relation to biodiversity (SA Objective 8) for sites ST7, ST8, ST9 and ST33. The matrices for ST16 and ST32 are included in full reflecting the revised appraisal of these sites as a result of the PMMs.

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

Part 1 – Allocated Strategic Sites and their boundary alternatives

ST1: BRITISH SUGAR / FORMER MANOR SCHOOL	7
ST2: FORMER CIVIL SERVICE SPORTS GROUND	14
ST4: EAST OF GRIMSTON BAR	23
ST5: YORK CENTRAL	33
ST7: EAST OF METCALFE LANE	47

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ST9: LAND NORTH OF HAXBY	81
ST14: LAND TO THE WEST OF WIGGINTON ROAD	95
ST15: LAND TO THE WEST OF ELVINGTON LANE	114
ST16: FORMER TERRY'S CHOCOLATE FACTORY EXTENSION SITES	140
ST17: NESTLÉ SOUTH	152
ST19: NORTHMINSTER BUSINESS PARK	163
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ST26: SOUTH OF AIRFIELD BUSINESS PARK, ELVINGTON	184
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ST31: LAND AT TADCASTER ROAD, COPMANTHORPE	207
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ST35: QUEEN ELIZABETH BARRACKS, STRENSALL	237
ST36: IMPHAL BARRACKS, FULFORD ROAD	250
ST37: WHITEHALL GRANGE	264

NB: SITE WITH IMPLEMENTED PLANNING PERMISSION ARE NOT REASSESSED IN THIS APPENDIX. SEE APPENDIX K (SA REPORT FEB 2018) FOR THE AUDIT TRAIL OF SITE ALLOCATIONS.

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)		Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	+	-	+	-	+	-	<p>Likely Significant Effects</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 location of this site is predominantly arable farmland interspersed hedgerows. The alternative boundaries are larger and therefore take comparably more arable land than the allocation. The site's location is not in close proximity within 4.8km to nationally/internationally designated nature conservation sites Strensall Common (SAC). This distance is within the 5.5km range wherein residents predominantly travel to Strensall Common for recreational use.</p> <p><u>The Habitat Regulation Assessment (2020) screens in the potential for adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure resulting from development at ST7. This is as a result of survey data confirming the development would likely result in an uplift of 1.6% in combination with two other allocations (ST17/H46) without mitigation. The lack of an overt mitigation role and criteria to influence the scale and scope of the open space required ensures that prior to any mitigation, there is insufficient confidence to rule out an adverse effect on the integrity of Strensall Common. However, the introduction of suitable and effective policy requirements to ensure the delivery and management in perpetuity of open space, including suitable alternative greenspace to mitigate the possible effects of recreational pressure on Strensall Common, in conjunction with existing Policy GI6 'New Openspace', would be sufficient to provide, beyond reasonable scientific doubt, the necessary confidence to avoid an adverse effect. This would ensure that development proposals on this site must demonstrate that appropriate amenity requirements for the population of new residents and mitigation requirements for effects on the SAC are evidenced and masterplanned into the scheme in order to satisfy and be in conformity with the associated policy (SS9). Demonstration of this must include suitable alternative greenspace that is natural or semi-natural in form and of sufficient quality to attract new residents in preference to visiting Strensall Common. Associated policy SS9 should be updated to reflect this recommendation.</u></p> <p><u>On the basis that the HRA (2020) screens in the site as having potentially adverse effects, the site without consideration of mitigation scores a significant negative effect. However, there is uncertainty in relating to this given the distance between the site and Strensall Common and the resultant eventual impact. In any event, the policy recommendations to SS9, new policy GI2a and strengthened links to policy GI6 should ensure that significant effects are avoided or mitigated.</u></p> <p>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.</p> <p>Green corridors also cross over both of the sites. 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 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 and linked through the site.</p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)	Commentary*
							<p>Initial ecological investigations on the site undertaken by the site promoter 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. There are a number of potential ecological constraints identified as follows:</p> <ul style="list-style-type: none"> • Ground nesting birds and breeding birds across the site including boundary features such as hedges; • Bats roosts within the mature trees within and surrounding the site; • Amphibians including Great crested newts; • SINC designations (Sites of Interest for Nature Conservation) <p>The initial appraisal suggests that there is 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 main area of important habitat is the second tier wildlife site that lies in a strip of land to the south of the ponds and Bad Bargain Lane. It runs directly underneath the pylons and is a designated a Site of Interest for Nature Conservation (SINC). This area does not receive statutory protection in the same way as a Site of Special Scientific Interest (SSSI), they are protected as far as possible under policies within the Local Plan. Further work is necessary to understand the impacts of development. It is anticipated that the allocation boundary and both alternatives may have a potentially negative effect on this SINC.</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. The quantum of openspace should be commensurate the scale of the new community and therefore more openspace would be required for the larger alternatives boundaries in comparison to the allocation. This is subject to policies set out in the Local Plan.</p> <p>On balance, a cautionary approach needs to be taken with this site given that further work is required through ecological studies <u>and requirement for the implementation of mitigation aligned with recommendations set out in the HRA (2020)</u>. Whilst there is the potential to have a direct long-term positive effect from access to the natural environment and provision of openspace creating green linkages, it is subject to further study and identification of suitable mitigation. It has therefore been <u>continued to have been</u> assessed as having minor positive and negative effects on this objective. <u>However, the outcomes of th HRA (2020) has changed the minor negative to a significant negative effect score acknowledging that there is some uncertainty identified and mitigation is suggested to avoid/mitigate significant adverse effects.</u></p> <p>Mitigation</p> <p><i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i></p> <p><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></p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)		Commentary*
								<p><u>To satisfy the requirements of the HRA, there needs to be provision of a detailed site wide recreation and open strategy, which is demonstrated in masterplanning.</u> A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</p> <p><u>Update to associated policy SS9 to reference the site wide recreation and openspace strategy and provisions to satisfy policies GI6 and new policy G12a</u></p> <p>Assumptions</p> <p>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</p> <p>Uncertainties</p> <p>The results of ecological studies currently under preparation and their requirements for mitigation.</p> <p>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.</p>

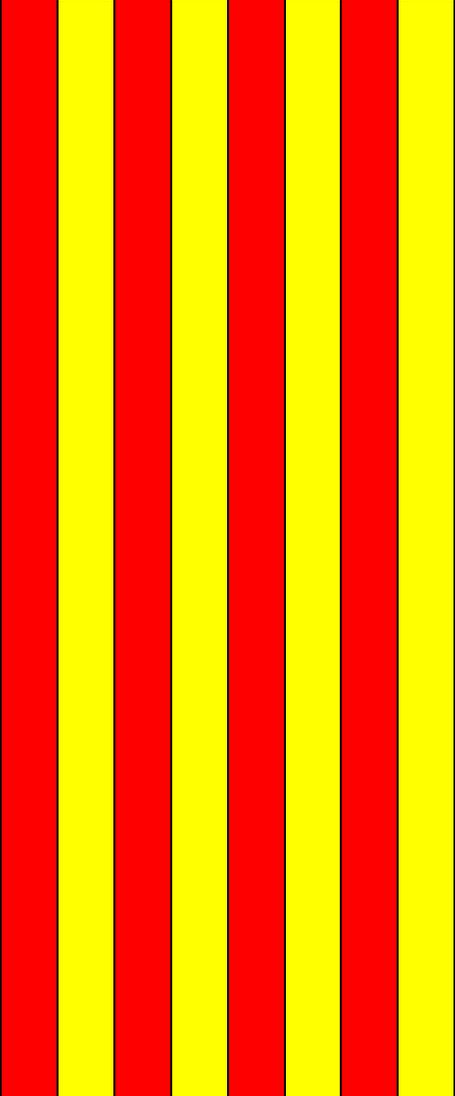
ST8: North of Monks Cross

(Allocation site ref: 849)

A Objective	Sub-objective (Will the site...?):	Allocation (site 849)		Alternative 1 (site 905)		Alternative 2 (site 913)		Alternative 3 (site 914)		Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high	Protect and enhance international and nationally significant priority species and habitats	-	?	--	?	--	?	-	?	<p>Likely Significant Effects</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>Impacts for all of the boundaries are appraised to similar given they all overlap the same area. The site is predominantly arable farmland comprising large fields interspersed with hedgerows. It is not in close proximity <u>within 2.5km</u> to</p>

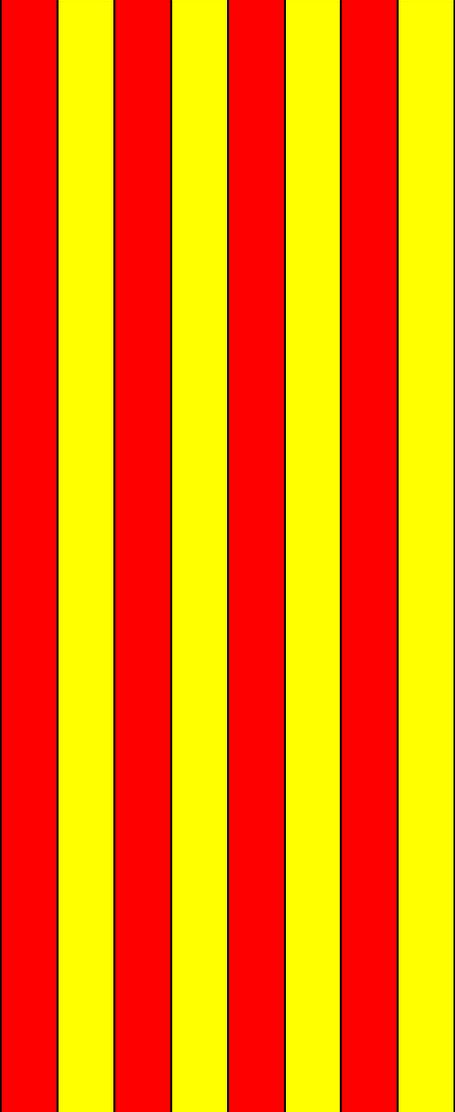
ST8: North of Monks Cross

(Allocation site ref: 849)

<p>quality and connected natural environment.</p> <p>within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>		<p>nationally/internationally designated nature conservation sites <u>Strensall Commons (SAC)</u>. <u>This distance is within the 5.5km range wherein residents predominantly travel to Strensall Common for recreational use.</u></p> <p><u>The Habitat Regulation Assessment (2020) screens in the potential for adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure resulting from development at ST8. This is as a result of survey data confirming the development would likely result in an uplift of 3% in recreation without mitigation. The lack of an overt mitigation role and criteria to influence the scale and scope of the open space required ensures that prior to any mitigation, there is insufficient confidence to rule out an adverse effect on the integrity of Strensall Common. However, the introduction of suitable and effective policy requirements to ensure the delivery and management in perpetuity of open space, including suitable alternative greenspace to mitigate the possible effects of recreational pressure on Strensall Common, in conjunction with existing Policy Gl6 'New Openspace', would be sufficient to provide, beyond reasonable scientific doubt, the necessary confidence to avoid an adverse effect. This would ensure that development proposals on this site must demonstrate that appropriate amenity requirements for the population of new residents and mitigation requirements for effects on the SAC are evidenced and masterplanned into the scheme in order to satisfy and be in conformity with the associated policy (SS10). Demonstration of this must include suitable alternative greenspace that is natural or semi-natural in form and of sufficient quality to attract new residents in preference to visiting Strensall Common. Associated policy SS10 should be updated to reflect this recommendation.</u></p> <p><u>On the basis that the HRA (2020) screens in the site as having potentially adverse effects, the site without consideration of mitigation scores a significant negative effect. However, there is uncertainty in relating to this given the distance between the site and Strensall Common and the resultant eventual impact. In any event, the policy recommendations to SS10, new policy Gl2a and strengthened links to policy Gl6 should ensure that significant effects are avoided or mitigated.</u></p> <p>However, if the allocation and alternatives are within 400m of 2 Candidate SINCs; one to the north and one to the southwest. These areas would need to be considered sensitively in ongoing masterplanning to ensure that adverse effects are avoided. Alternative 3 would take development closer to the SINC in the north and may have more negative effects as a result of this.</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 been created surrounding the existing Monks cross development which would need to be maintained in relation to development. The allocation boundary 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 biodiversity enhancement opportunities. The alternative boundaries may compromise the green wedge by extending development towards the existing urban edge.</p> <p>In addition, initial ecology evidence gathered on behalf of the site promoter for an alternative boundary remains valid for the allocation and alternatives. This identified:</p> <ul style="list-style-type: none"> • 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. • 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.
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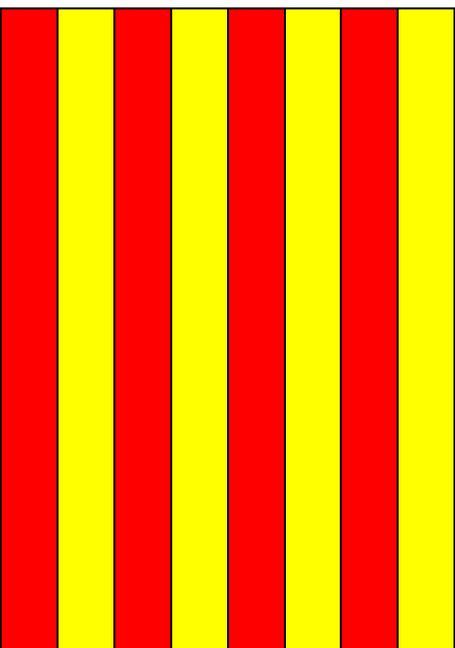
ST8: North of Monks Cross

(Allocation site ref: 849)

		<ul style="list-style-type: none"> • 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. • 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. • 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. • 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. • 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 extent and isolated from each other by pasture and arable fields. • 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. <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. This would need to be commensurate to population and therefore it would be reasonable to expect the alternative boundaries to include more openspace than the allocation boundary. Similarly, the site should provide spaces for people to access and enjoy the natural environment. The strategic greenspace to be provided alongside the allocation and alternatives 2 and 3 is also positive in this respect to allow space for ecological mitigation to <u>in line with the HRA (2020) requirements; this must be for the delivery of suitable alternative green space.</u> In order to demonstrate how this is to be achieved, <u>a detailed site wide recreation and open space strategy is required and it's demonstration in site masterplanning.</u> masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this <u>could enable</u> 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. <u>However, the outcomes of th HRA (2020) has changed the minor negative to a significant negative effect score acknowledging that there is some uncertainty identified and mitigation is suggested to avoid/mitigate significant adverse effects.</u> For this reason all of the sites have scored minor negative impacts with the exception of <u>Additionally,</u> alternative 3 which has a potential significant negative effect as a result of taking development closer towards a designed SINC. It is acknowledged that the scale of effects is subject to implementation and successful mitigation using the land to the east of Monks Cross Link road.</p> <p>Mitigation</p>
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ST8: North of Monks Cross

(Allocation site ref: 849)

		<p><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></p> <p><u>To satisfy the requirements of the HRA, there needs to be provision of a detailed site wide recreation and open strategy, which is demonstrated in masterplanning. Provision should be in conformity with policies G12a and G16. A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</u></p> <p><u>Update to associated policy SS10 to reference the site wide recreation and openspace strategy and provisions to satisfy policies G16 and new policy G12a</u></p> <p><i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i></p> <p>Assumptions</p> <p><i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i></p> <p><i>Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters and remains valid.</i></p> <p><i>Development will need to be implemented in accordance with a Natural England License to avoid any adverse impacts on potential GCN populations.</i></p> <p>Uncertainties</p> <p><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></p> <p><i>It is uncertain whether any mitigation measures will be required to minimise disturbance to bats or to enhance their habitat.</i></p>
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ST9: Land North of Haxby

(Allocation site ref: 823)

NB: Alternative 3 is assumed to come forward only in addition to the allocation or alternative 1. The appraisal reflects this assumption.

SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)		Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	e/-	?	e/-	?	e	?	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the development. <u>However, Strensall Common is within 2.1km of the site. This distance is within the 5.5km range wherein residents predominantly travel to Strensall Common for recreational use.</u></p> <p><u>The Habitat Regulation Assessment (2020) screens in the potential for adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure resulting from development at ST9. This is as a result of survey data confirming the development would likely result in an uplift of 3% in recreation without mitigation. The lack of an overt mitigation role and criteria to influence the scale and scope of the open space required ensures that prior to any mitigation, there is insufficient confidence to rule out an adverse effect on the integrity of Strensall Common. However, the introduction of suitable and effective policy requirements to ensure the delivery and management in perpetuity of open space, including suitable alternative greenspace to mitigate the possible effects of recreational pressure on Strensall Common, in conjunction with existing Policy GI6 'New Openspace', would be sufficient to provide, beyond reasonable scientific doubt, the necessary confidence to avoid an adverse effect. This would ensure that development proposals on this site must demonstrate that appropriate amenity requirements for the population of new residents and mitigation requirements for effects on the SAC are evidenced and masterplanned into the scheme in order to satisfy and be in conformity with the associated policy (SS11). Demonstration of this must include suitable alternative greenspace that is natural or semi-natural in form and of sufficient quality to attract new residents in preference to visiting Strensall Common. Associated policy SS11 should be updated to reflect this recommendation.</u></p> <p><u>On the basis that the HRA (2020) screens in the site as having potentially adverse effects, the site without consideration of mitigation scores a significant negative effect. However, there is uncertainty in relating to this given the distance between the site and Strensall Common and the resultant eventual impact. In any event, the policy recommendations to SS11, new policy GI2a and strengthened links to policy GI6 should ensure that significant effects are avoided or mitigated.</u></p> <p>Initial ecological investigations by the site promoter for the allocation site (also relevant to alternative 1) identified the following:</p> <ul style="list-style-type: none"> • There is potential for Great Crested Newts due to suitable habitats and ponds. • Mixed native hedgerows and native trees are considered to have greatest ecological benefit. • Unlikely that the grassland is of significant value but vegetation surveys required to confirm this. • There is a parcel of mosaic habitat in the south west corner of the site important to local wildlife. <p>Mitigation suggested by the assessment includes:</p> <ul style="list-style-type: none"> • Surveys for vegetation value, GNCs, bats and water voles are required and potential creation of wetland habitats. • Retention of mature hedgerows and trees. <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.</p>

ST9: Land North of Haxby

(Allocation site ref: 823)

NB: Alternative 3 is assumed to come forward only in addition to the allocation or alternative1. The appraisal reflects this assumption.

SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)	Commentary*
							<p>This includes areas on the identified strategic openspace as well as further provision linked through the site. Provision of this should allow for access to the natural environment for existing and new communities. <u>This provision must also satisfy the mitigation requirements for suitable alternative green space as required by the HRA (2020). In order to demonstrate this, there needs to be a site wide recreation and open space strategy demonstrated in masterplanning that satisfies the provision of recreational openspace (policy G16) and the provisions in the HRA (2020).</u></p> <p>On balance, this site is identified to have a neutral to potential minor impact subject to the identification of suitable mitigation following further assessment. <u>the outcomes of th HRA (2020) has changed the minor negative to a significant negative effect score acknowledging that there is some uncertainty identified and mitigation is suggested to avoid/mitigate significant adverse effects.</u> Alternative 2 may also provide additional benefits but requirements for this site are currently uncertain. <u>Alternative 3 as additional land to the allocation would likely increase potential adverse effects on Strensall Common although mitigation may also be identified.</u></p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value.</i> • <u>Provision of a site wide recreation and openspace strategy and its demonstration in site masterplanning.</u> • <u>Update to associated policy SS11 to reference the site wide recreation and openspace strategy and provisions to satisfy policies G16 and new policy G12a</u> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Masterplan will seek to strike a balance between housing and biodiversity provision.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The pressures of market viability on development density and thus opportunities to provide for biodiversity.</i>

ST14: Land to the West of Wigginton Road

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 848)	Alternative 1 (site 949) (Post PPC alternative boundary)	Alternative 2 (site 915) (Developer 1350 homes)	Alternative 3 (site 974) (Developer 1725 homes)	Alternative 4 (site 975) (developer 2250 homes)	Commentary
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	-	?	-	?	-	<p>Likely Significant Effects</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 <u>but Strensall Common SAC is within 4.6km of the site. This distance is within the 5.5km range wherein residents predominantly travel to Strensall Common for recreational use.</u></p> <p><u>The Habitat Regulation Assessment (2020) screens in the potential for adverse effects on the integrity of Strensall Common SAC as a result of recreational pressure resulting from development at ST14. This is as a result of survey data confirming the development would likely result in an uplift of 3% in recreation without mitigation. The lack of an overt mitigation role and criteria to influence the scale and scope of the open space required ensures that prior to any mitigation, there is insufficient confidence to rule out an adverse effect on the integrity of Strensall Common. However, the introduction of suitable and effective policy requirements to ensure the delivery and management in perpetuity of open space, including suitable alternative greenspace to mitigate the possible effects of recreational pressure on Strensall Common, in conjunction with existing Policy GI6 'New Openspace', would be sufficient to provide, beyond reasonable scientific doubt, the necessary confidence to avoid an adverse effect. This would ensure that development proposals on this site must demonstrate that appropriate amenity requirements for the population of new residents and mitigation requirements for effects on the SAC are evidenced and masterplanned into the scheme in order to satisfy and be in conformity with the associated policy (SS12). Demonstration of this must include suitable alternative greenspace that is natural or semi-natural in form and of sufficient quality to attract new residents in preference to visiting Strensall Common. Associated policy SS12 should be updated to reflect this recommendation.</u></p> <p><u>On the basis that the HRA (2020) screens in the site as having potentially adverse effects, the site without consideration of mitigation scores a significant negative effect. However, there is uncertainty in relating to this given the distance between the site and Strensall Common and the resultant eventual impact. In any event, the policy recommendations to SS12, new policy GI2a and strengthened links to policy GI6 should ensure that significant effects are avoided or mitigated.</u></p> <p>However, # The site 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 completed for an alternative larger boundary has been completed by the site promoters and remains relevant for all of the sites. The survey included land to the west of the site, up to the public footpath that 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, trees, 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 serious 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 integrity of any biodiversity interests which are identified but may present opportunities for green linkages across the site. <u>This provision must also satisfy the mitigation requirements for suitable alternative green space as required by the HRA (2020). In order to demonstrate this, there needs to be a site wide recreation and open space strategy demonstrated in masterplanning that satisfies the provision of recreational openspace (policy G16) and the provisions in the HRA (2020).</u></p> <p>The site does connect with a local green infrastructure corridor. There is an opportunity to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</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, <u>with the exception of likely recreational pressure on Strensall Common SAC. The outcomes of the HRA (2020) has changed the minor negative to a significant negative effect score acknowledging that there is some uncertainty identified and mitigation is suggested to avoid/mitigate significant adverse effects.</u> Given that the site also contains an SLI, a precautionary negative effect is also stated for all of the site boundaries. It should also be acknowledged that the effects of the larger alternatives may have a greater impact as a result of taking a larger area for development <u>and increased recreational pressure on Strensall Common resulting in higher requirements for mitigation.</u></p> <p>Mitigation <i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i> <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></p> <p><u>Provision of a site wide recreation and openspace strategy and its demonstration in site masterplanning.</u> A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</p> <p><u>Update to associated policy SS12 to reference the site wide recreation and openspace strategy and provisions to satisfy policies G16 and new policy G12a</u></p> <p>Assumptions</p>
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												<p><i>Preliminary evidence bases referred to have been prepared by Baker Consultants on behalf of the landowners/developers remain valid.</i></p> <p>Uncertainties</p> <p><i>The results of ecological studies currently under preparation and their requirements for mitigation.</i></p> <p><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></p>
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ST15: Land to the West of Elvington Lane

(Site ref: 851)

* The appraisal is presented here in the same manner as the SA Report (Feb 2018) allowing for comparison with site boundary alternatives considered for the site.

A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*	
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	--	?	-	--	-	--	<p>This section includes the changes identified in the SA Report Addendum (April 2018) (<u>underline/strikethrough</u>) and additions/deletions in bold from SA Addendum (2019). New additions/ deletions are added in <i>bold italic</i>.</p> <p>Likely Significant Environmental Effects</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 a middle section of Elvington Airfield. In its entirety Elvington Airfield is identified as a Site of Importance for Nature Conservation (SINC) for birds and part of this will be directly lost to development. Two separate sections of the Airfield are designated as SINC for species-rich grassland. These sections are immediately adjacent to the allocation boundary and would be adversely affected by increased access. The site is within 1km of a Site of Special Scientific (SSSI): Heslington Tillmire, and a further SINC: Fulford Golf Course. It is also within 5km of the Lower Derwent Valley (LDV), which is notified as a SSSI, classified as Special Protection Area (SPA), and designated as Special Area of Conservation (SAC) and Ramsar site; parts are also designated as a National Nature Reserve (NNR). Evidence suggests that there is a functional link between the LDV and the allocation as wintering wetland birds from the SPA also utilise land within the allocation for feeding and roosting. These species will therefore be vulnerable to habitat loss from construction and ongoing disturbance from recreational activities. Potential impact from recreation would also adversely affect Heslington Tillmire SSSI.</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, and the construction and operation of a new access road to Elvington village.</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 sufficient mitigation and compensation there will be adverse effects on the existing SINCs and overall biodiversity.</p> <p>Although the allocation boundary incorporates part of the airfield and therefore the SINC area designated for birds, it is aligned between the two grassland SINCs. Whilst not directly including them in the development it is reasonable to assume that these sites would still experience significant negative effects as a result of development through urban</p>

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(Site ref: 851)

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
							<p>edge effects and recreational pressure unless mitigation was in place to make the sites inaccessible to the public. This would also be likely for alternative 3 and 4 which share the same boundary on to the airfield. Furthermore, in comparison to alternatives 1 and 2, there would be less area that could potentially be left undisturbed to mitigate for the candidate SINC for birds. Although there would be a large area to the west and east of the allocation, a secondary access would need to be provided to Elvington Lane which may cause disturbance in areas outside of the allocation boundary. In addition, the area to the east is reduced in comparison to alternatives 1 and 2.</p> <p>Alternatives 1 and 2 extend the development along the runway taking in more of the SINC to the east. The effects of this are still likely to be significant with the direct loss of SINC habitat but there is an opportunity presented to retain the western half of the runway and the SINC in this area. This may be positive for birds associated with the SINC (and also LDV and SSSI) given the large area that would remain as an undisturbed area, subject to making this inaccessible for recreational purposes to minimise disturbance.</p> <p><u>Heslington Tillmire SSSI</u></p> <p>Heslington Tillmire 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 garden village 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 and is a point applicable to all boundaries appraised.</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. The allocation boundary and alternatives 3 and 4 also have an additional right of way extending from Long Lane/Langwith Stray southwards into the site which may be used to link more directly with the SSSI and open access land. 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</p>

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							<p>Infrastructure and Recreation Strategy to divert recreational disturbance pressure away from sensitive sites including the SSSI and adjacent SINCS. The potential to restrict 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 allocation and alternative boundaries being 1km away with the exception of alternative 4 which brings development closer to the SSSI. 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</p> <p>As part of alternative boundary 2, the site promoters proposed an area of enhanced habitat adjacent to Heslington Tillmire in addition to the western end of Elvington airfield, both of which would have no/limited accessibility to the public. This mitigation was based upon their evidence to understand the effects of development and the scale of mitigation necessary to avoid, mitigate and compensate these effects as a result of the development. This mitigation scheme would also be applicable to alternative 1 given the similarity in the boundary. Associated with the allocation boundary is an openspace adjacent to the SSSI which is identified solely for nature conservation associated with ST15. This extends beyond 400m from the SSSI up to the A64 to help mitigate and compensate for effects of development aligning with and extending the site promoter's proposals but excluding additional land on western section of the airfield. This airfield mitigation measure would still be relevant but its implementation is uncertain in connection with the allocation boundary. More mitigation may be required as a result of alternative 3, given it would bring development closer to the SSSI and for alternative 4 which would increase the scale of the settlement.</p> <p>Advice from Natural England suggests a minimum 400m buffer with deterrents to minimise effects, which accords with the proposed openspace / habitat mitigation areas proposed for the allocation and alternatives 1 and 2. They also recognise the potential significant negative impacts that development in this location may have and whilst they welcome the requirement to avoid impacts on Heslington Tillmire SSSI and secure an area for mitigation, there will also need to be an appropriate site wide recreation and access strategy to minimise indirect disturbance from the development and compliment the mitigation area.</p> <p>The site promoters indicate through submissions for alternative 2, which are also relevant to alternative 1, that masterplanning would include up to 40% of the site areas for openspace and provide "A connected, multi-functional</p>

ST15: Land to the West of Elvington Lane

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
							<p>network of green spaces and corridors will be incorporated that permeates the residential areas and forms part of the movement network for pedestrians and cyclists. This network will include public open space, play areas, amenity space, playing pitches, SUDS, wildlife corridors, allotments and orchards, and green movement corridors". These proposals should help to ensure that facilities on-site are attractive for the new population and help to minimise recreational trips to the SSSI in line with Natural England's concerns. Whilst the allocation boundary would be subject to policies in the plan regarding green infrastructure, including openspace provision, the openspace and recreational strategy is currently unknown.</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 that they can sufficiently establish.</p> <p><u>Lower Derwent Valley (LDV)</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 as well as whether this would have a consequential negative impact on the Lower Derwent Valley SPA, SSSI and Ramsar site (and Heslington Tillmire SSSI). This evidence is relevant to all site boundaries although it should be noted that there is a gap in evidence in the middle part of the allocation, which is in third party ownership; however, given the proximity and similar (if not identical land-use) it is reasonable to presume that this will support similar biodiversity interest as the adjacent SINC including wetland bird populations from the LDV. This gap in evidence is also relevant for alternatives 3 and 4. In addition, there is a significant evidence gap for alternative 4 given the boundary extends to the north and evidence gap for alternative 3 for the additional land included at Langwith Lakes.</p> <p>Although the LDV lies some distance away, the <u>Habitat Regulations Assessment Habitat Regulations Assessment Screening Report (2017)</u> has evaluated evidence that suggests there may be a functional link for wetland bird species between the LDV, the site (particularly the airfield and adjacent land) and the adjacent SSSI. <u>Initial advice received from Natural England concurred with this conclusion.</u> The HRA concluded that a likely significant effect could not be ruled out and that an Appropriate Assessment would be required. Specifically, it stated that "<u>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</u></p>

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
							<p>conclusion of LSE alone remains and an appropriate assessment is required. Furthermore, the HRA suggests that this site needs to be informed by ongoing ornithological surveys that evaluate the impact on wintering waders and can be used to identify bespoke mitigation measures. Initial advice received from Natural England concurs with this conclusion.</p> <p>Ongoing work on the HRA suggests that the successful delivery of this allocation and policy will require the development and implementation of a comprehensive mitigation strategy to ensure that adverse effects on the integrity of the LDV SPA and Ramsar site can be ruled out. This will have to take account of habitat loss through construction and ongoing disturbance from recreational activities, including the provision of Suitable Alternative Natural Green Space and a site-wide recreation and access strategy.</p> <ul style="list-style-type: none"> The revised HRA (2018) further considered that evidence and the potential mitigation required. This states that <u>“Comprehensive requirements for mitigation are already embedded in the existing policy that anticipates the establishment of extensive areas of wet grassland and public open space. Together, these would provide enhanced areas of functionally-linked land for bird populations from the European site and provide alternative countryside recreational opportunities for new residents. Unfortunately, there are insufficient opportunities within SS13/ST15 to deliver all aspects of the built development alongside the measures to provide public open space and ecological mitigation.</u> <u>The opportunity to implement these mitigation measures is provided by Policy/Allocation OS10 which is situated immediately adjacent to the west of SS13/ST15. The purpose of OS10 is described as the provision of ‘significant areas of open space ... in connection with a strategic site’ designed to ‘mitigate ... for ecological impacts’ and, as a ‘New Area for Nature Conservation on land to the South of the A64 in association with ST15’. However, there is no formal policy mechanism in SS13/ST15 that ensures both it and OS10 must be pursued together to secure sustainable development.</u> <u>To provide certainty that the embedded mitigation and open space requirements described in Policy SS13/ST15 can be delivered, it is recommended that the Plan is modified to provide a formal link in policy terms with OS10. This will enable delivery of the ecological mitigation whilst public open space can be secured within the footprint of SS13/ST15.</u>

ST15: Land to the West of Elvington Lane

(Site ref: 851)

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
							<ul style="list-style-type: none"> <u><i>This can be delivered by deleting the phrase ‘as shown on the proposals map’ in sub-section (iv) and amending sub-section (vi) to read as follows: ‘Incorporation of a new nature conservation area (as shown on the proposals map as allocation OS10 and included within Policy G16 New Open Space Provision)...</i></u> <u><i>Should this or similar wording be added to Policy SS13/ST15 it is concluded that the Council can ascertain that Policy SS13/ST15 will have no adverse effect on the integrity of the Lower Derwent Valley European site in terms of the disturbance of bird populations. There would be no residual effects and no need for an in combination assessment..”</i></u> <p><u>The updated HRAs (Feb 2019 and October 2020) reconfirms these conclusions. It notes that the changes proposed by the Council in May 2018 (CD003) - which are now proposed modifications - and states: “Therefore, it can be concluded that the adoption of this modification would allow the Council to conclude that an adverse effect could be avoided.”</u></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 boundary 2. Where appropriate this evidence base remains valid for all sites considered where the boundaries overlap although it should be noted that there are gaps in evidence as outlined above. Surveys have included Phase 1 Habitat Surveys, National Vegetation Survey, and surveys for great crested newts, reptiles and butterflies. Great crested newts 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> <p>All biodiversity impacts should 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, the allocation is assessed as likely to have a potentially significant negative effect on this objective. <u>This is based upon the loss of and impact on the Elvington Airfield SINC site and impacts on Heslington Tillmire SSSI.</u> Uncertainty is also identified given site specific mitigation in relation to this site is yet to be fully established. <u>Notwithstanding this, it is acknowledged that the HRA (2018) concluded that with mitigation ST15 will have no adverse effects on the integrity of the Lower Derwent Valley SPA. The updated HRAs (Feb 2019 and October</u></p>

ST15: Land to the West of Elvington Lane

(Site ref: 851)

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
							<p>2020) reconfirmed these conclusions. Similarly, impacts on all of the alternative boundaries are also identified as significantly negative recognising the potential loss of and potential harm to the SINC, SSSI and potentially the Lower Derwent Valley (as their boundaries/quantums have not been subject to HRA). However it should be acknowledged that alternative 1 and 2 may have more positive impacts as a result of the mitigation proposed by the site promoters both adjacent to the SSSI and on the western end of the runway as well as an initial strategy for managing recreation. Alternatives 3 and 4, given the gaps in evidence are identified as having only significant negative effects. It is also noted that Appropriate Assessment is required as part of the Habitat Regulations Assessment process.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A minimum of 400m buffer to the SSSI to mitigate predation from domestic animals; 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. Ecological enhancement of the site should be prioritised within the masterplanning/phasing. Phasing of development should prioritise locations away from the SSSI to minimise disturbance and allow any ecological enhancement to establish. 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. Create a policy link in policy SS13/ST35 as set out in the HRA: “deleting the phrase ‘(as shown on the proposals map)’ in sub-section (iv) and amending sub-section (vi) to read as follows: ‘Incorporation of a new nature conservation area (as shown on the proposals map as allocation OS10 and included within Policy GI6 <u>New Open Space Provision</u>). (This proposed change is set out in the proposed modifications to the <u>Publication Draft</u>.) <p>Assumptions</p>

ST15: Land to the West of Elvington Lane

(Site ref: 851)

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
		Red	Yellow	Red	Red	Red	<ul style="list-style-type: none"> 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. Previously suggested mitigation measures are yet to be agreed in relation to this site boundary. <p>Uncertainties</p> <ul style="list-style-type: none"> 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. The mitigation measures will need to be refined through the detailed planning application stage, including ecological receptor-specific evaluation. There is a gap in evidence for an area in the mid-west of the allocation that is in third party ownership. There are also evidence gaps associated with alternative 3 and 4.

ST16: Former Terry's Chocolate Factory Extension Sites

(Site ref:

ST16a : 719 – Terry’s Car park as proposed to be amended in PMM2 (reflecting MM3.59 and MM5.2);

ST16b : 927 – Land to south of Terrys – as proposed to be amended in PMM2 (reflecting MM3.59 and MM5.2);

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...?):	Allocation site - As PMM	Publication Draft site Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; 	++	++	<p>Likely Significant Effects</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 61 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> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Allocation site - As PMM	Publication Draft site Effect	Commentary*
	<ul style="list-style-type: none"> Deliver pitches required for Gypsies and Travellers and Showpeople. 			<ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. The existing permission will provide additional facilities to provide for the growth of population on the site. <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York’s population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people’s health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+</p>	<p>+</p>	<p>Likely Significant Effects</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</p>

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						<p>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 openspace are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of openspace and site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Issues regarding noise and contamination have been dealt with through the outline application for the entire site. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning. The level and type of openspace will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	±		+		<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Nursery provision to be delivered as part of the existing planning permission.. <p>Uncertainties</p>

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				<ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	+	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p>

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				<ul style="list-style-type: none"> 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.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</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 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>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations. <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided on the site will be subject to masterplanning and occupation following development.

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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"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</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. 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>Mitigation</p> <ul style="list-style-type: none"> The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated. <p>Assumptions</p> <ul style="list-style-type: none"> The existing transport routes can be linked into the new development. That the existing bus services continue into the future. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as a result of this development as a result of its occupation. The behaviour of future occupiers and their travel needs.

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<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"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	+	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, 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>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.

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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"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p>O +</p>	<p>O +</p>	<p>Likely Significant Effects</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>

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				<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> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Biodiversity will improve from the current baseline.</i> • <i>The biodiversity value of brownfield land is less than that of greenfield sites.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <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>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	+	+	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> • <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <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> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; 		-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan draft version for 2024 identifies a supply deficit over the lifetime of the plan that will need to be addressed through a</p>

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	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 			<p>range of supply and demand side measures. 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 2.67M/d, increasing to 108.65M/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>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	-	<p>Likely Significant Effects</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>Mitigation</p>

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				<ul style="list-style-type: none"> 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. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the 	-	-	<p>Likely Significant Effects</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"> During the construction phase, the application of standard dust control measures are capable of providing the required level of mitigation of potential particulate matter impacts near the site. The phasing of the works will also mean that receptors will only be impacted upon when the particular phase near to them is being worked. Residential properties within 50 m of the site boundary, such as those located on Campleshon Road, Bishopthorpe Road and Racecourse Road, may however experience occasional increases in local soiling rates during times when activities are carried out in extremely dry and windy weather. Any such impacts at these times would be restricted to short-term episodes affecting a small number of properties and would be short-term, adverse, and of slight significance. During the operational phase of the scheme, changes to road traffic flows would not result in a significant change in pollutant concentrations at any of the sensitive receptors within the three Air Quality Study Areas. Although concentrations are predicted to increase at receptors within the AQMA, a rise of 0.5µg/m3 and less is not considered to be significant, as it is well within the year on year variation of NO2 concentrations measured within the City. Therefore, at receptors near to the local highway network, the predicted impact on air quality of an increase in annual mean NO2, PM10 and PM2.5 concentrations can be classed as long-term, adverse and of negligible significance. <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>

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	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 			<p>Mitigation</p> <ul style="list-style-type: none"> Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> 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.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	0	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water and that the site remains in flood zone <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

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<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	+	-	<p>Likely Significant Effects</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house Terry’s of York Factory Terry’s of York Head Office Liquor Factory Time Office Block <p>The EIA for the existing planning permission states that:</p> <ul style="list-style-type: none"> Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area. Overall, the known and suspected archaeology within and in the immediate vicinity of the Site is of no more than local importance. This does not preclude the potential for remains of greater importance to be discovered. For instance, should any Roman burials be discovered, these could be considered of regional importance. Without mitigation there are potentially moderate to major permanent adverse effects on archaeology of local to regional importance. Mitigation measures include measures to ensure preservation in situ where appropriate and necessary and preservation by record in other instances. By these means potential impacts can be reduced to Minor, Negative and Permanent in a worst case, to Negligible in the best. The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site. <p>The HIA concurs that development on this site may have a detrimental impact on 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>Mitigation</p> <ul style="list-style-type: none"> Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Allocation site - As PMM		Publication Draft site Effect		Commentary*
						<ul style="list-style-type: none"> 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. <p>Assumptions</p> <ul style="list-style-type: none"> The findings of the EIA for the planning application remain valid. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	+	-	+	-	<p>Likely Significant Effects</p> <p>The <u>Publication Draft</u> site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house Terry’s of York Factory Terry’s of York Head Office Liquor Factory Time Office Block <p><u>The site as proposed to be modified includes only the Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house but is located in the Racecourse and Terry’s Factory’ Conservation Area.</u></p> <p>The EIA for the existing planning permission states that:</p> <ul style="list-style-type: none"> Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area. The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site. <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 Bishophorpe 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</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Allocation site - As PMM		Publication Draft site Effect	Commentary*
					<p>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>Mitigation</p> <ul style="list-style-type: none"> • <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> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former industrial site can be enhanced through re-development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>
<p>Summary</p> <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

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2**)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 951 Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</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><u>The PMM identifies a smaller site in recognition of the completed elements of around 1.1ha.</u></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>Mitigation</p> <ul style="list-style-type: none"> 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. 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. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. Number of facilities available in the future and future requirements dependent upon masterplanning.

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 951 Effect	Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+</p>	<p>+</p>	<p>Likely Significant Effects</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 <u>250m</u> of 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> <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>Mitigation</p> <ul style="list-style-type: none"> <i>The strategies for contamination and noise remediation should be implemented accordingly.</i> <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Facilities, services and transport routes remain in the long-term.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i>

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2**)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> <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> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity is agreed in conjunction with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; 	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</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>

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
	<ul style="list-style-type: none"> Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 			<p>The 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>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Local facilities remain open in the long-term. <p>Uncertainties</p> <ul style="list-style-type: none"> 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.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	++	++	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> n/a

ST32: Hungate

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary		Publication Draft site 954 Effect		Commentary*
						<p>Assumptions</p> <ul style="list-style-type: none"> Further assessment of facilities and services prior to the site coming forward identify continuing access to existing facilities. <p>Uncertainties</p> <ul style="list-style-type: none"> The future baseline position in relation to access to/provision of services, facilities and transport routes. The facilities and services provided on the site will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	-	+	-	<p>Likely Significant Effects</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.</p> <p>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>Mitigation</p> <ul style="list-style-type: none"> The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated. <p>Assumptions</p> <ul style="list-style-type: none"> The existing transport routes can be linked into the new development. That the existing bus services continue into the future. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary		Publication Draft site 954 Effect		Commentary*
		+	-	+	-	<ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs. The future baseline in relation to traffic movements and congestion.
<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"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, 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 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' (>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>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.

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		-	-	<p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon. Uncertainties The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.
<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"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCS); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	-	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> 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. Redevelopment won't have any negative impacts over and above current development Construction best practice in regards to working near water will be followed <p>Uncertainties</p> <ul style="list-style-type: none"> 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.

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> Any contamination of the site needs to be remediated appropriately for the proposed use. <p>Assumptions</p> <ul style="list-style-type: none"> The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>-</p>	<p>Likely Significant Effects</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 draft version for 2024 identifies a supply deficit over the lifetime of the plan that will need to be addressed through a range of supply and demand side measures. 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

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SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 951 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>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	-	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> <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> <p>Assumptions</p>

ST32: Hungate

(Site ref: 954929 – as proposed to be modified in PMM3 reflecting MM3.65 MM5.2)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 951 Effect	Commentary*
				<ul style="list-style-type: none"> It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2**)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	--	--	<p>Likely Significant Effects</p> <p>The <u>Publication Draft</u> 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. <u>The PMM site is within 250m of the AQMA.</u></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 <u>significant</u>-negative but this is subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <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> <p>Assumptions</p> <p><i>Air quality issues remain along Fulford Road at the time the site is available for development.</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <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>
13. Minimise flood risk and reduce	<ul style="list-style-type: none"> Reduce risk of flooding; 	--	--	<p>Likely Significant Effects</p>

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2**)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 			<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 food 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> <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>Mitigation</p> <ul style="list-style-type: none"> <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> <i>Mitigation schemes need to consider in-combination effects on Walmgate Stray.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2**)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 954 Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	?	--	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> <i>Comprehensive evidence base is required to understand the heritage assets on the site and potential impact as a result of development.</i> <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> <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> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

ST32: Hungate

(Site ref: 954929 – as proposed to be modified in PMM3 reflecting MM3.65 MM5.2)

SA Objective	Sub-objective (Will the site...?):	PMM site allocation boundary	Publication Draft site 951 Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	?	--	<p>Likely Significant Effects</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>Mitigation</p> <ul style="list-style-type: none"> • <i>Implementation of a landscape strategy incorporating mitigation measures.</i> • <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> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former industrial site can be enhanced through re-development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i> • <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>
<p>Summary</p> <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</p>				

ST32: Hungate

(Site ref: **954929** – **as proposed to be modified in PMM3 reflecting MM3.65 MM5.2)**

SA Objective	Sub-objective (Will the site...?):	<u>PMM site allocation boundary</u>	<u>Publication Draft site 951 Effect</u>	Commentary*
				<p>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 & 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*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	-	<p>This section includes the changes identified in the SA Report Addendum (April 2018) (underline/strikethrough) and additions/deletions in bold from SA Addendum (2019). New additions/deletions are added in <i>bold italic</i>.</p> <p>Likely Significant <u>Environmental</u> Effects</p> <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: The site is within just 2km of the SPA including 'Bank Island', the most important site for breeding birds across the entire European site as well as Wheldrake Ings National Nature Reserve run by the Yorkshire Wildlife Trust.</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 (<u>such as to Wheldrake Ings</u>), 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><u>Given that the SPA would be perhaps be one of the most obvious destinations for outdoor recreation, the impact of increased public pressure (frequently allied with dog walking) and predation pressure from cats ensured that LSE alone could not be ruled out in the HRA screening. The HRA screening 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).</u></p> <ul style="list-style-type: none"> • <u>However, the HRA (2018) appropriate assessment concludeds "Policy SS18/ST33 already provides some mitigation by ensuring that any new development must accord with principle (iv) to 'undertake a comprehensive evidence based approach in relation to biodiversity to address potential impacts of recreational disturbance on the Lower Derwent Valley Special Protection Area (SPA)/Ramsar/SSSI'. However, this fails to adequately describe a desired outcome and cannot be relied on to provide adequate mitigation.</u> • <u>Given the careful management of recreational pressure at the Lower Derwent Valley including footpaths, hides and wardening, it is considered that a modest revision to section (iv) of the Policy SS18/ST33 by incorporation of the following wording or similar would be sufficient to effectively remove the potential threat and avoid an adverse effect on the integrity of the European site alone.</u> • <u>'This will require the developer to publicise and facilitate the use of other, less sensitive countryside destinations nearby (e.g. Wheldrake Woods) and provide educational material to new homeowners to promote good behaviours when visiting the European site. The former could be supported by enhancing the local footpath network and improving signage.'</u> • <u>Consequently, if the proposed amendment is adopted it is concluded that the Council can ascertain that Policies SS18/ST33 will have no adverse effect on the integrity of the Lower Derwent Valley European site in terms of the disturbance of bird populations. There would be no residual effects and no need for an in combination assessment."</u>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The site scores as potentially significantly negative against this objective to reflect the site's proximity to the Lower Derwent Valley SPA. <u>Notwithstanding this, it is acknowledged that the HRA (2018) conclusion states that with mitigation there is no adverse effect on the integrity of the SPA. The updated HRAs (Feb 2019 and October 2020) reconfirms this conclusion that the implementation of mitigation within policy (as proposed in the modifications) would allow the Council to conclude that an adverse effect on the integrity of the site could be avoided.</u></p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy. Revise section (iv) of policy SS18/ST33 to include the following and remove potential threat of adverse effects on the integrity of the site identified by the HRA: 'This will require the developer to publicise and facilitate the use of other, less sensitive countryside destinations nearby (e.g. Wheldrake Woods) and provide educational material to new homeowners to promote good behaviours when visiting the European site. The former could be supported by enhancing the local footpath network and improving signage.' (This proposed change is set out in the proposed modifications to the Publication Draft.)</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The biodiversity value of brownfield land is less than that of greenfield sites.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <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. The mitigation measures will need to be refined through the detailed planning application stage, including ecological receptor-specific evaluation.</i>

Part 2 – Alternative Strategic Sites and their boundary alternatives

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SITE REF: 864 – LAND TO THE NORTH OF ELVINGTON INDUSTRIAL ESTATE 465

SITE REF 934 - QUEEN ELIZABETH BARRACKS, STRENSALL

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA 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>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<p>--</p>	<p>This section includes the changes identified in the SA Report Addendum (April 2018) (underline/ strikethrough) and additions/deletions in bold from SA Addendum (2019). Latest additions/ deletions are added in <i>bold italic</i>.</p> <p>Likely Significant Environmental Effects</p> <p>This site is adjacent to Strensall Common Special Area of Conservation (SAC) and Site of Special Scientific Interest (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 nesting birds, invertebrates and aquatic fauna and flora.</p> <p><u>Hydrological regime (<i>wetland habitat</i>)</u></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. <u>The HRA (2020) screens in a credible risk of ST35 (and associated policy SS19 – proposed to now be deleted) as they could undermine the conservation objectives of the wetland features of Strensall Common SAC and that a likely significant effect could not be ruled out (alone).</u> The previous HRA (April 2018) of the Local Plan referred to a shadow HRA produced on behalf of the site promoter, which considers that mitigation should include using “Sustainable Drainage Systems (SuDS) for the management of surface water, use of silt fencing to trap sediment, and the adoption of best practice measures for pollution management embedded within a Construction Management Plan (CEMP).” The HRA (2018) went goes on to acknowledge that these and a number of other mitigation measures are embedded in Policy SS19 (now proposed for deletion) that require hydrological and related studies to be completed and used to inform the development effective, deliverable, mitigation measures prior to any consent. The HRA therefore screens out likely significant effects in relation to hydrological regime. <u>The updated HRA (Feb 2019) reconfirms this overall conclusion.</u></p> <p><u>This issue has been addressed in previous iterations of this HRA (2018 & 2019) and in the (unadopted) HRAs prepared on behalf of the developer in 2017 and 2019. Both were informed by a separate hydrological study that though now over two years old is considered to remain valid. All have concluded that (further to site-specific assessment as part of any future planning application) that none of the three allocations would result in adverse effects on the SAC given the ability to design and employ a range of standard mitigation measures. These would typically include the incorporation of detailed survey of existing surface water drainage, flood risk assessment, and the probable implementation of Sustainable Drainage Systems, use of silt fencing to trap sediment, and the adoption of best practice measures for pollution management embedded within a Construction Environment Management Plan or similar.</u></p> <p><u>These views are shared by the HRA (2020), the measures are considered to be reasonable, proportionate, robust, would be implemented prior to either an application or construction and bring with them a high degree of confidence that they will be successful in the long term. The need for these and a number of other mitigation measures are embedded, if not specifically, in Policy SS19/ST35</u></p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><u><i>that require hydrological and related studies to be completed and used to inform the development of effective, deliverable, mitigation measures prior to any consent.</i></u></p> <p><u><i>It should be noted here that Amec’s HRA was completed before the People Over Wind ruling. Consequently, it is based on the use of mitigation at the screening stage not the appropriate assessment. Whilst mindful of the different tests employed at these two stages, this does not compromise the outcome below because there can be confidence the same results would have been resulted in an appropriate assessment if it had been carried through to that stage at the time.</i></u></p> <p><u><i>In terms of SS19/ST35, therefore, the submitted policy wording in May 2018 provides adequate mitigation to provide certainty, beyond reasonable doubt that adverse effects can be ruled out and there would be no residual effects.</i></u></p> <p><u>Air Quality</u></p> <p>Its heathland communities are particularly vulnerable to elevated levels of nitrogen deposition from increased road traffic associated with new development. Current evidence shows that both existing and predicted nitrogen deposition at Strensall Common exceed the minimum critical loads the SAC already exceeds the critical load for nitrogen, prior to assessment of the plan.</p> <p>Whilst acknowledging this, the Air Quality Assessment undertaken for the plan seeks to understand impacts on nature conservation sites (Annexed to HRA (2018)), in-combination with other development using traffic and air quality modelling. This assessment shows that the nitrogen deposition at Strensall Common with development is above the criteria for ruling out insignificant impacts and is therefore screened in for further assessment. Harmful effects may therefore occur on the vegetation in closest proximity to the road. However, given the modified nature of the vegetation on the road side and that nitrogen deposition is shown to decrease with distance from kerbside, quickly returning to near-background levels, the HRA (April 2018) concludes that it is likely that the plan will slow down the rate of improvement, but not meaningfully increase nitrogen deposition, and is highly unlikely to undermine the conservation objectives of the SAC. It also concludes that there would be no residual effects and no need for an in-combination assessment. Following reassessment of the evidence, the updated HRA (Feb 2019) concluded that the site will have no adverse effect on the integrity of Strensall Common European site in terms of impacts on air quality emissions. Natural England confirmed their agreement with the conclusions of the HRA (Feb 2019) in an e-mail of 4th June 2019. It stated: “Natural England concurs with the conclusions of this assessment and is satisfied that air quality emissions as a result of the plan will not lead to adverse effects on the integrity of Strensall Common SAC or damage the interest features of Strensall Common SSSI.” The HRA (2020) continues to concur with these conclusions.</p> <p><u>Recreational Pressure</u></p> <p>The lowland heath is also vulnerable to recreational pressure. Although the common is already well used for a range of activities, further intensification could harm the lowland heath habitat through trampling, erosion, disturbance of stock and nutrient enrichment (dog fouling). In addition there are birds of conservation concern and other wildlife which are also susceptible to any increase in disturbance. Increased disturbance as a result of recreational behaviour is likely from development adjacent to the Common and may cause significant harm. The</p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>reduction and mitigation of such impacts for example through Suitable Alternative Natural Green Spaces (SANGS), active wardening and raising awareness amongst users needs to be given careful consideration and be informed by a comprehensive visitor survey of the Common. An appropriate mechanism to provide sustainable funding for this approach will be required, such as through a levy on the new homes.</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 or factors making it unviable could undermine the conservation objectives for the Common and have a potentially negative effect on the integrity of the site.</p> <p>The Habitat Regulations Assessment (2018) screening (Report (2017) Report (2017) concluded that as no meaningful mitigation had been proposed within the policy to avoid or mitigate these adverse, that likely significant effects could not be ruled out and that an appropriate assessment would be required to evaluate the impacts from anticipated increases in recreational pressure and road traffic pollution, and construction.</p> <ul style="list-style-type: none"> Subsequent changes to the policy wording has sought to prevent easy, direct access to the Common from the proposed development and provide alternative, natural greenspace to mitigate the adverse consequences of increased recreational pressure (openspace OS12 in policy G16). The effectiveness, or otherwise, of these proposals will be evaluated in the next iteration of the HRA. The revised HRA (April 2018) states: <u>"The screening exercise concluded that significant effects from recreational pressure on the dry and wet heathland communities at Strensall Common SPA cannot be ruled out alone.</u> <u>Comprehensive mitigation is already embedded within Policy SS19/ST35 which provides for extensive open space within the allocation and restricts direct access to the Common for new residents. This is expected to successfully reduce but not prevent the frequency of visits to the Common and so cannot be relied upon entirely to safeguard the European site. Furthermore, no effective measures are proposed that will address the behaviour of visitors (and their dogs) when on the Common. Policies H59 and E18 face no restrictions although their impact is considered to be of a much smaller scale.</u> <u>Drawing on experience from other heathlands across England facing similar threats, it is considered that this would be most effectively addressed by the establishment of a permanent, suitably-staffed wardening service that could focus on the management of people to ensure good behaviours are adopted. Whilst the specific wording is a matter for the Council, it is suggested that the addition of text which achieved the following purpose, added to sub-section (ii) of SS19/ST35, would allow this potential threat to be removed:</u> <u>'the introduction of an efficient wardening service that could supplement the work of existing landholders (including the MOD and Yorkshire Wildlife Trust) across the entire Common to present a physical presence on site and encourage good behaviours by the public.'</u> <u>This could be supplemented by the addition of the following text to the explanatory text:</u> <p><u>'A recreational strategy physical presence on site could promote good behaviours by visitors, encouraging use of existing paths and ensuring dogs are properly controlled. The necessary costs would best be secured by an appropriate levy or similar on each development'</u></p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><u>However, following a letter from Natural England which did not accept these conclusions regarding recreational pressures, visitor surveys of Strensall Common were conducted by the Council in summer 2018. The evidence in the visitor surveys informed further consideration of the LSE of the plan on designated conservation sites, and an Appropriate Assessment, as reported in the updated HRA (Feb 2019). The HRA (Feb 2019) determined that the scale of the predicted increase in visitor numbers of 24%, the uncertainty surrounding the effectiveness of the mitigation measures and the associated increase in the worrying of livestock (given the importance of the grazing regime to site management and the achievement of the conservation objectives) ensures that adverse effects on integrity of Strensall Common SAC cannot be ruled out.</u></p> <p><u>The unadopted HRA (2019) prepared on behalf of the developers agreed that the site should be screened in as having potentially significant adverse effects. The conclusion of the appropriate assessment however, concluded that with the suggested range of mitigation measures, in addition those considered above, significant adverse effects could be mitigated. This was supported by additional recreational survey evidence.</u></p> <p><u>The HRA (2020) has (re)considered all available evidence in reaching a conclusion. This conclusion concurs with the previous HRA (2019) that significant adverse effects cannot be ruled out (alone). Given the doubts concerning the effectiveness of mitigation measures, the Council is unable to ascertain the absence of an adverse effect on the integrity of Strensall Common SAC. Consequently, in order for significant adverse effects to be avoided, it is recommended that ST35 should be removed as a site allocation in the Local Plan. Additionally, it is recommended that a new policy for Strensall Common SAC (policy GI2a) is included in the plan to ensure that an uplift in recreational behaviour as result of residential development is avoided within 400m of the SAC, that sites allocations within 5.5km must mitigate effects and windfall development within 5.5km is subject to HRA. In reaching this conclusion, the HRA's Appropriate Assessment has considered the following aspects in detail:</u></p> <ul style="list-style-type: none"> • <u>Analysis and comparison of the 2018 and 2019 survey data:</u> <ul style="list-style-type: none"> ○ <u>In considering the visitor surveys (2018 and developer's 2019 data), both showed similar results and a similar pattern and frequency of visits from residents living nearby. A similar pattern was also observed as to how this decreases with distance.</u> ○ <u>Using pooled result from the two visitor surveys, it was identified that 13.4% of a total 23.2% uplift in recreational pressure would result from ST35 with 9.8% from other allocations within 7.5km of the SAC.</u> • <u>Analysis of the effectiveness of mitigation proposed and necessary level of certainty that could be applied:</u> <ul style="list-style-type: none"> ○ <u>All mitigation proposed was considered and evaluated in detail individually and as a package of measures. This included:</u> <ul style="list-style-type: none"> ▪ <u>Education/information provision</u> ▪ <u>Car park barriers</u> ▪ <u>Wardening</u>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> ▪ <u>Managed access</u> ▪ <u>Information packs to homeowners</u> ▪ <u>Public open space within ST35</u> ▪ <u>Changes to residential layout and boundary treatment</u> ▪ <u>Additional fencing</u> ▪ <u>Byelaws</u> ▪ <u>Alternative green space</u> ▪ <u>Re-wetting the heath.</u> ○ <u>Reasonable doubt as to the effectiveness of mitigation was identified as none of the measures met all the effectiveness tests suggesting that none can be relied upon wholly to meet tests laid out and in case law. Even when considered together, there is reasonable scientific doubt they could deliver the required level of certainty. Therefore, reliance on these would not be consistent with use of the precautionary principle..</u> • <u>Analysis of the site's conservation objectives objectives for wet and dry heath as well as features on the site such as 'typical species'. For example, the Dark Bordered Beauty Moth at Strensall which is reliant on stands of creeping willow (<i>Salix repens</i>) within the wet heath, although not listed as a qualifying feature, is listed on the SAC citation and the maintenance of its abundance is a target of Natural England's Supplementary Advice (March 2019), which describes it as a 'key structural, influential and/or distinctive species'.</u> <p><u>In their letter of 8th October 2020, Natural England endorse the conclusions reached in the HRA (2020, Appendix J)</u></p> <p><u>Other</u></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 higher 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. <u>There is therefore a gap in detailed evidence for these assets to understand implications as a result of development.</u></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>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><u>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 or factors making it unviable could undermine the conservation objectives for the Common and have a potentially negative effect on the integrity of the site.</u></p> <p>In conclusion <u>On balance, this site is scored as having a significant negative impact given the adjacency to the Strensall Common and outstanding issues in relation to ecological interest including protected species, given that</u> <u>Furthermore, the HRA (Feb 2019) revised HRA (2020) concludes that adverse effects on the integrity of Strensall Common SAC arising from increased recreational pressure and visitor disturbance cannot be ruled out. Therefore, it cannot be concluded that the site would not undermine the conservation objectives for Strensall Common SAC. Notwithstanding this, it is acknowledged that the HRA (2018) concludes that development is not likely to have adverse effects on the integrity of Strensall Common SAC.</u> further evidence and Appropriate Assessment is required to fully assess the impacts on ecology both within the site boundaries and the neighbouring SAC / SSSI. <u>The impact of development of this site will be contingent on limiting the significant negative impact on Strensall Common this objective.</u></p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>HRA states Appropriate Assessment is required</i> • <i>Comprehensive evidence base is required to determine ecological issues in relation to protected species and potential areas of higher value habitat in detail and produce a sufficient mitigation strategy.</i> • <u>To satisfy the HRA, the addition of the following wording to sub-section (ii) of Policy SS19: ‘the introduction of an efficient wardening service that could supplement the work of existing landholders (including the MOD and Yorkshire Wildlife Trust) across the entire Common to present a physical presence on site and encourage good behaviours by the public’.</u> <p>Assumptions</p> <ul style="list-style-type: none"> • <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> • <i>For hydrological impacts the shadow HRA produced on behalf of the site promoter is accurate and remains relevant.</i> <p>Uncertainties</p> <p>The outcome of Appropriate Assessment</p> <ul style="list-style-type: none"> • <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. The mitigation measures will need to be refined through the detailed planning application stage, including ecological receptor-specific evaluation.</i>



Appendix H

Appraisal of Thematic Local Plan Policies

The policy re-appraisal utilises the same matrices and text as the SA Report (2018) Appendix J. Changes were made to the appraisal in light of the first set of proposed modifications, which were subject to appraisal presented in the SA Report (June 2019). Where changes to the SA scoring or appraisal commentary are the same as the 2019 SA Report Addendum these have been identified in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text includes changes to the SA Report Addendum (2019) or SA Report Addendum (2021) these will be represented by underline and strikethrough with the latest amendments are also in **bold**.

Table J.1 Effects of Economy and Retail Policies EC1-EC5 and R1-R4

*Consideration of the likely significant effects includes short, medium and long-term effects, permanent and temporary effects, positive and negative effects, as appropriate.

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
1. To meet the diverse housing needs of the population in a sustainable way.	+	0	0	+	+	0	0	+	0	+	+	<p>Likely Significant Effects</p> <p>Implementation of policies EC1, EC4 and EC5 aims to create significant employment opportunities and support sustained economic growth in York. Given the mix of uses anticipated in the employment land provision of EC1, the existing conditions for growth in the city and the aims of the York Economic Strategy (2016) the economic policies within the Local Plan are likely to contribute to an increase in prosperity. This could both increase demand for new homes and increase people's chances of owning their</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
												<p>own home or advancing on the property ladder. Assuming the provision of a diversity of accommodation, anticipated in policies H3 and H4 is phased in a complementary manner to the demand fostered by these policies; overall the economic policies should have a positive effect upon this objective. Policy R3 has been appraised as having a positive effect due to its reference to Castle Gateway as an area of opportunity which will be promoted for high quality mixed use development which will include residential uses.</p> <p>Mitigation None identified.</p> <p>Assumptions Phasing of delivery of a mixed types of housing is aligned with the increase in employment opportunities created by the provision of employment land.</p> <p>Uncertainties None identified.</p>
2. Improve the health and well-being of York's population.	+	0	0	+	+	0	0	0	0	+	<p>Likely Significant Effects Implementation of Policy EC1 would help to increase the amount of employment land across York and create significant employment opportunities and help to provide the conditions for sustained economic growth across York. Policies EC4 and EC5 would help to increase economic growth and jobs. There is a strong evidence base showing that work is generally good for physical and mental health and well-being. Worklessness is associated with poorer physical and mental health and well-being. Full time work generally provides adequate income, essential</p>	

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>for material well-being and full participation in today's society; it is also an important provider of social interaction. Policies that increase employment opportunities are therefore appraised as having a minor positive effect on this objective.</p> <p>It is not considered that there is any direct link between policy EC2 and improving the health and well-being of York's population and so impacts from this policy are considered to be neutral.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
3. Improve education, skills development and training for an effective workforce.	+		0	0	+	+	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Implementation of Policy EC1 would help to increase the amount of employment land across York and create significant employment opportunities across a number of uses. Whilst it will be dependent on the individual employment practices of any businesses that seek to locate at these sites, the policy creates the opportunity for a positive contribution to this objective.</p> <p>Implementation of policies EC4 and EC5 would increase growth of the tourism sector and the rural economy. Increases in the growth of these sectors of York's economy would help to generate employment opportunities and could also create training opportunities in these areas</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail		
												<p>and improve skill levels. This would have positive effects upon this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++		++	0	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy EC1 provides a mix of employment land uses aiming to create significant employment opportunities and support sustained economic growth in York. The range of sites proposed have been identified to meet (and exceed) the projected workforce increase between 2017 and 2038. Updated Oxford Economic Forecasting suggests that the workforce would grow by some 13,000 over this timescale (around 650 jobs per annum) with particularly strong growth in professional and technical services, accommodation and food services, and wholesale and retail sectors in line with the York Economic Strategy.</p> <p>Implementation of Policy EC2 would help to ensure that any development proposals would not lead to the loss of employment sites that are necessary to meet employment needs during the plan. This will ensure that the forecast growth can be sustained and delivered and the measures in this policy would help to have significant positive effects on this objective.</p>

Economy and Retail													
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land		EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
													<p>Policy EC3 has no clear relationship with this objective since it is concerned with controlling the effects of business and industrial uses in residential areas.</p> <p>Implementation of policy EC4 would help to ensure that tourism contributes to a diverse economy. This would help to create jobs and in turn deliver growth in the tourism sector of the economy and have significant positive effects on this objective. The measures in policy EC5 would help to sustain and diversify the rural economy and help to contribute to a sustainable and inclusive economy. This can be particularly important for rural communities which can sometimes be left behind in terms of economic growth.</p> <p>Implementation of Policy R1 would help to maintain and enhance the vitality and viability of City Centre, District Centres, Local Centres and Neighbourhood Parades. This would help to deliver economic growth in the retail sector of York's economy. Together with efforts in Policy R2 to have regard for the viability of District and Local Centres and Neighbourhood Parades when considering development proposals for town centre uses, there would be significant positive effects on this objective.</p> <p>Policy R3 seeks to support the vitality and viability of the city centre supporting the Castle Gateway are of opportunity and supporting the reuse and reconfiguration of existing units to adapt to social and economic trends.</p> <p>Implementation Policy R4 would help to ensure that out of centre retailing is only permitted in specific circumstances and where it would not adversely impact on planned investment or vitality and viability in York City Centre/other centres. Such measures would help to safeguard investment</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail		
												<p>in York and existing jobs in existing centres, all of which would have significant positive effects upon this objective.</p> <p>Overall the majority of these policies would have significant positive effects upon this objective in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
5. Help deliver equality and access to all.	++		0	0	0	++	++	++	+	0	++	<p>Likely Significant Effects</p> <p>The amount of, and locations of, employment land set out in Policy EC1 would help to increase job opportunities across York and therefore help to deliver quality and access in respect of job opportunities and have a significant positive effect on this objective.</p> <p>The measures in policy EC5 would help to sustain and diversify the rural economy and ensure that those living in rural communities benefit from access to new jobs and economic growth and ensure that there is not inequality in the growth of the economy of York.</p> <p>The retail hierarchy set out in Policy R1 would help to deliver equality and access for all through ensuring that services and facilities are <u>primarily</u> located in existing centres, many of which will already be easily accessible to the population of York. The requirements in Policy R2 that regard would</p>

Economy and Retail															
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land		EC3 – Business and Industrial Uses within Residential Areas		EC4 - Tourism	EC5 – Rural Economy		R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
															<p>be had for enhancing the function, vitality and viability of the District and Local Centres and the viability and vitality of Neighbourhood Parades would help to ensure that there is even greater access to services for local communities in York which would also help to have significant positive effects on this objective. Measures included within Policy R3 which involve the improvements to the public realm provide the opportunity to enhance accessibility around the city centre.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	-	0	0	++	0	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Implementation of Policy EC1 would lead to the creation of employment opportunities on employment sites of varying size and distribution across York. Consideration was given to sustainable location as part of the site selection process. The scale of change proposed within York up to 2032/33 will inevitably generate an increase in vehicles and vehicle movements above the existing baseline. In considering these policies, and in particular EC1, alongside the requirements of other policies in the plan, notably SS1 and T1, the effects upon this objective are considered to have the potential for positive and negative effects.</p> <p>Policy EC4 supports the development of tourism in York as parts of efforts</p>

Economy and Retail											
SA Objective	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
											<p>to contribute to a diverse economy. This policy support for new and improved business, conference and events facilities and the requirement that any new visitor locations are in locations easily accessible by a variety of transport modes would help to ensure any growth in transport demand can be accommodated within an integrated transport system.</p> <p>The retail hierarchy set out in Policy R1 would also help to reduce the need to travel through ensuring that services and facilities are located in existing locations, some of which are already well served by public transport. Through Policy R2 there is support for enhancing existing District and Local Centres and supporting the vitality of Neighbourhood Parades, this would help to strengthen the role of these centres and reduce the need for new areas of retail and services which may not be in accessible locations. The specific circumstances set out in Policy R4 would help to reduce the amount of new out of centre retail developments, thus reducing the need to travel to new locations which may not be in sustainable locations. Policy R3 is explicit in defining the City Centre as the primary retail destination, a role which will be supported by managing the provision of parking and public transport.</p> <p>Overall implementation of the majority of these policies, together with measures in other policies, for example Policy T2, would have significant positive effects on this objective. There would be positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p>

SA Objective	Economy and Retail												Cumulative effect of the draft policies	Commentary on the effects of each policy*			
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail								
															Uncertainties None identified.		
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	-			0	+	-	+	-	0	0	0	0	0	+	-	<p>Likely Significant Effects</p> <p>Inevitably with the development of new employment uses there would be an increase in greenhouse gas emissions, associated with the construction activity (combining the effects from the embodied carbon in the construction materials as well as the emissions from construction traffic to and from the site). There could also be an increase in emissions associated with the energy consumption from the occupation of the new employment premises. Any new development facilitated by these policies will also need to be consistent with policy CC2 'Sustainable Design and Construction of New Development'. This requires all new development (through design, construction and subsequent use) to make carbon savings which will be consistent with this objective.</p> <p>Inevitably with economic growth and new jobs there would be an increase in vehicle use associated with this growth, although this effect would be mitigated by the commitments on sustainable location, transport statements and Travel Plans. Any increase in vehicle movements and/or congestion could have adverse effects in relation to local air quality and the emission of greenhouse gases from vehicle emissions.</p> <p>In consequence, whilst the direct effects of emissions from the new development will be considered to be minimal/ positive in regard to climate change, the indirect effects of any road travel associated with new development are considered to have a minor negative effect (in the case of</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*				
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail							
																EC1, EC3 and EC4). Mitigation The implementation of other policies in the plan (notably CC2) will ensure that any adverse effects against this objective are minimised. Assumptions None identified. Uncertainties None identified.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<u>20</u>	0	0	0	0	0	0	0	0	0	<u>20</u>		Please note the text here replaces the text in the SA Addendum (April 2018) Appendix C. It therefore includes the changes to the SA Report (2018) prior to submission in underline and strikethrough. Amendments contained within the SA Report Addendum (June 2019) are in bold. No new changes to the appraisal have been identified. Likely Significant Effects The development of the new employment land outlined in Policy EC1 could have adverse impacts on green infrastructure, biodiversity, geodiversity, flora and fauna without appropriate safeguards or mitigation plans. Similarly new tourism or retail development outlined in some of the other policies could also have adverse effects on local biodiversity depending on its location and proximity to conservation sites. The site assessments undertaken of the employment site allocations found that			

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>many of the sites are not within close proximity of any sensitive ecological designations. However two of the proposed general employment allocation sites (E10: Chessingham Park, Dunnington and E18: Towthorpe Lines) are within 250m of sensitive designations. E18 is within 250 of Strensall Common SAC and SSSI and E10 is within 250m of Hasscarr LNR. One of the strategic employment allocations is within 250m of Clifton Ings and Rawcliffe Meadows SSSI (ST5: York Central).</p> <p>The Habitats Regulation Assessment (HRA) screening assessment has determined that E18 will require appropriate assessment as there are likely significant effects (LSE) on Strensall Common SAC in relation to air pollution, the aquatic environment and recreational pressure. E10 and ST5 have been screened out for LSEs. There is uncertainty at this stage regarding E1 until appropriate assessment is undertaken and for the other policies there is uncertainty until development proposals are known, although other policies in the plan will mitigate any negative effects.</p> <p><u>The Habitats Regulation Assessment (HRA) (April 2018) could not rule out likely significant effects (LSE) with regards to site E18 in terms of the impact of recreational pressure on the adjacent Strensall Common SAC. However, following appropriate assessment, the adoption of mitigation measures was considered to lead to an assessment than there were no adverse effects on the in the integrity of the site. This conclusion was reconfirmed in the update HRA (Feb 2019) following visitor surveys.</u></p> <p>On this basis, overall effects from the implementation of the policies on this</p>

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>objective are considered to be <u>neutral uncertain, notwithstanding in light of</u> the requirements of other policies in the plan and the potential for mitigation / enhancements at the detailed planning application stage.</p> <p>Mitigation None identified – any adverse effects can be mitigated by other policies in the plan or at the detailed planning application stage.</p> <p>Assumptions Appropriate Assessment is to be undertaken.</p> <p>Uncertainties There is some degree of uncertainty around the exact impacts that new economic development may have on ecology, as it would depend upon the ecological value of the areas of land identified in Policy EC1. There could be opportunities for ecological enhancements required as part of mitigation for new economic development. However, the details of any such enhancements would only be known at the planning application stage.</p>
9. Use land resources efficiently and safeguard their quality.	0		+	0	0	+	+	+	+	+	+	<p>Likely Significant Effects The provision of employment land set out in Policy EC1 includes expansion of some existing employment locations, which would help to reduce the amount of greenfield land from new sites that is required. Overall, half of the general employment sites allocated are on brownfield whilst half of the strategic sites are either situated on a mix of</p>

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>brownfield/greenfield or on brownfield land. Overall, therefore, neutral effects have therefore be assessed for this objective.</p> <p>Economic growth in the health and social care sectors would be met through a variety of sources including expansion of existing sites and new sites which may be required in conjunction with strategic sites. This would help to reduce the amount of greenfield land from new sites that is required for health and social care facilities and thereby help to use land efficiently.</p> <p>Implementation of Policy EC2 would help to safeguard existing employment land from being lost to other uses. This would help to ensure that land allocated is used efficiently and would have positive effects upon this objective.</p> <p>The support through Policy EC5 for the diversification of York’s rural economy would help to ensure that land resources in rural areas are used in an efficient way, which would have positive effects on this objective.</p> <p>Implementation of policies R1, R2 and R3 would help to strengthen then role of existing centres in York, in particular the City Centre, and therefore reduce the amount of new land required for new retail developments and new centres for services. This would help to use land efficiently and have positive effects in the short, medium and long term.</p> <p>Implementation of policy R4 would help to limit the amount of out of centre retail developments and thereby help to focus retail in existing locations. This would help to limit the amount of new land required for retail development, and thereby use land more efficiently. This would have a minor positive effect on this objective for the short, medium and long term.</p> <p>Mitigation</p>

Economy and Retail											Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
												None identified. Assumptions None identified. Uncertainties None identified.
10. Improve water efficiency and quality.	0	0	0	0	0	0	0	0	0	0	0	Likely Significant Effects New employment development under EC1 could increase the demand for water resources overall (although it would depend on the nature of the employment use and whether for example new employment accommodation replaces old inefficient accommodation). However, such effects would be mitigated through use of policies such as CC2 'Sustainable Design and Construction of New Development'. In addition to the policies in this Plan, Yorkshire Water have produced a Water Resources Management Plan. This sets out how they will ensure supply meets demand for the 25 years from 2015/16 to 2039/40. It incorporates future pressures on water supply and demand due to predicted changes to the climate. It also looks at future changes in population, housing, water use and metering trends in Yorkshire. Overall and in consideration of implementation of these policies alongside CC2 and wider measures including the Water Resources Plan highlighted above, and the fact that (as noted below) any improvements to water efficiency / quality can only be fully determined at the detailed planning application stage, overall effects on this objective are considered to be neutral.

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
												<p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There could be opportunities to improve water efficiency as part of new economic developments, for example with the development of SUDS. However, any such improvements could only be determined at the detailed planning application stage, and so it is uncertain at this stage what positive effects there may be.</p>
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	+	+	0	0	+	<p>Likely Significant Effects Implementation of policies EC1 – EC5 would help to generate economic growth in York and help to create new jobs. Ultimately this would lead to an increase in waste generation (both during the construction of the new developments and in their subsequent use) which would be inconsistent with this objective. However, other policies in the plan such as Policy WM1 would help to mitigate the generation of waste and ensure no overall effects on this objective.</p> <p>Furthermore, York have developed a Joint Municipal Waste Management Strategy with North Yorkshire County Council and the District Councils within North Yorkshire for dealing with the area's rubbish for the next 20 to 25 years which would help to manage waste generation from new economic development. This strategy notes that with regards to municipal waste that the way that municipal waste is dealt with over the medium and</p>	

Economy and Retail											
SA Objective	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
											<p>long term will be determined by the letting of a long term integrated waste management contract and that targets under the landfill directive would be hard to meet. This further highlights the importance of the measures in Policy WM1.</p> <p>Implementation of the retail policies R1, R2 and R3 would help to consolidate the role and function of existing centres. This would help to reduce the need for new retail developments and waste generation associated with this. On this basis it is considered that Policies R1 and 2 would have positive effects on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
12. Improve air quality.	-	0	-	-	0	0	0	-	0	-	<p>Likely Significant Effects</p> <p>New economic development could have an adverse impact on air quality in York. This could occur during construction of any new development, could be related to dust and particulate matter although such effects will be very localised. Depending on the nature of the business, there could be operational effects on local air quality, although any such emissions to air will be controlled by relevant environmental legislation enforced either by the Council or the Environment Agency. There could also be effects arising from an increase in vehicle use associated with the growth in</p>

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>employment and the associated vehicle emissions, although these effects would be mitigated to some extent by the commitments on sustainable location, transport statements and Travel Plans contained with the transport policies T2 and T8.</p> <p>In consequence, the indirect effects of any road travel associated with new development are considered to have a minor negative effect (in the case of EC1, EC3 and EC4).</p> <p>In addition it will be important to ensure that any new economic development does not exacerbate any problems in respect of York's current Air Quality Management Areas. These areas are around the inner ring road in York City Centre and separately at Fulford. Mitigation of policies in this plan, notably ENV1 amongst others would be required for any development in these areas to ensure that nitrogen dioxide concentrations are reduced. Only one employment site (ST5: York Central) was appraised negatively against this objective by virtue of its location within the Salisbury Terrace AQMA. The Inner Ring Road AQMA includes access to/location of the city centre bus interchange locations. Therefore, whilst the City Centre remains accessible by a range of transport means, proposals which increase its role as a primary retail destination has the potential to maintain or exacerbate existing air quality problems.</p> <p>Mitigation</p> <p>The implementation of other policies in the plan (notable CC2, T2 and T7) will ensure that any adverse effects against this objective are minimised</p> <p>Assumptions</p> <p>None identified.</p>

Economy and Retail											Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail		
												<p>Uncertainties None identified.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0		0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects New economic development could have an adverse impact on flood risk and increase risks of flooding to people and property if inappropriately sited or if no mitigation in place. The site appraisals undertaken of the economic development sites allocated found that the majority of the sites were not in flood risk zones 2 or 3. Only one site (ST5: York Central) was found to be in an area at significant risk of flooding and so have been highlighted as having some constraints to development across the site. Furthermore it is considered that the commitments in Policy ENV4 and the fact that the majority of economic development sites are not in areas at risk of flooding should give confidence that the new development will not be subject to an increase in the risk of flooding or be the cause of any increased risk in flooding for existing development. However, whether there would be any effects in terms reducing the impact of flood risk would depend upon details determined at the planning application stage for any new sites. For the above reason it is considered that the implementation of these policies would have no overall significant effects upon this objective.</p> <p>Mitigation None identified.</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
												<p>Assumptions</p> <p>It is assumed that new economic development would be directed to areas at lowest risk of flooding, or would only be allowed in accordance with policies elsewhere in the plan dealing with flood risk including FR1.</p> <p>Uncertainties</p> <p>None identified.</p>
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	?	0	?	?	?	0	0	0	0	?	<p>Likely Significant Effects</p> <p>New economic development in inappropriate locations could have adverse effects on York’s historic environment and culture. The site appraisals undertaken of the sites allocated for economic development highlighted that a number of the sites would have no overall effects on this objective. However, several of the sites have been identified as having negative effects against this objective.</p> <p>There would be mitigation from other policies in the plan for any adverse effects, in particular through the design policies. However, until detailed design proposals for sites come forward the exact effects on this objective are uncertain from the implementation of policies EC1, EC3 and EC4. Although EC4 specifically seeks development that showcases York’s built heritage which could have positive effects on this objective.</p> <p>The Heritage Impact Assessment (HIA) undertaken states that the impacts of Policy EC5 would come from the scale and location of any development proposed and the implementation of policy as opposed to direct impacts from the policy. For EC3 negative effects against HIA criteria 1-4 although mitigation in other plan policies would ensure that heritage assets were considered through the planning application process. EC4 was considered</p>	

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>to have positive or neutral effects by promoting quality attractions building on York’s heritage. To some extent this is uncertain at this stage.</p> <p>The HIA noted that for R1, R2, R3 and R4 effects are largely neutral or positive on this objective. By focussing growth in the city centre and existing centres they have potential to promote and retain the urban fabric and identity of urban villages. Overall effects of these retail policies are considered to be neutral given that the role of existing centres will be strengthened and that new out of centre retail will be limited unless in very specific circumstances. These measures will help to limit the amount of new retail development and limit opportunities for any such development to have adverse effects on this objective, notwithstanding requirements of other policies in the plan. However, as identified within the HIA, concentrating town centre uses within the city centre will help to maintain the city’s dense urban fabric.</p> <p>Mitigation Consideration could be given to referencing other policies in the plan (for example the placemaking and design policies) to help ensure that new economic and retail development does not adversely impact on the historic environment of York. Additionally, new development proposals should be accompanied by heritage statements, where appropriate.</p> <p>Assumptions None identified.</p> <p>Uncertainties There may be opportunities for enhancements to York’s historic</p>

SA Objective	Economy and Retail										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	EC1 – Provision of Employment Land	EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail			
												environment as part of new economic, tourism or retail related development. However, this could only be fully determined at the detailed planning application stage and so it is uncertain what if any positive effects there would be on this objective at this stage.
15. Protect and enhance York’s natural and built landscape.	?	0	0	?	0	0	0	0	0	?	?	<p>Likely Significant Effects</p> <p>Economic growth and new tourism and retail developments could have adverse effects on York’s natural and built environment without appropriate safeguards in place. The site appraisals undertaken of the sites allocated for economic development highlighted that whilst a significant number of the sites would have no overall effects on this objective, a few sites have been identified as having negative effects and a few potentially having significant negative effects on this objective.</p> <p>There would be mitigation from other policies in the plan for any adverse effects, in particular through the design policies. However, until detailed design proposals for sites come forward the exact effects on this objective are uncertain from the implementation of policies EC1 and EC4. Although EC4 specifically seeks tourism development that enhances the built environment and the public realm.</p> <p>Overall effects of the retail policies are considered to be neutral given that the role of existing centres will be strengthened and that new out of centre retail will be limited unless in very specific circumstances. These measures will help to limit the amount of new retail development and limit opportunities for any such development to have adverse effects on this objective, notwithstanding requirements of other policies in the plan.</p> <p>The HIA noted neutral effects on landscape for the majority of these policies although R4 was considered to have the potential for harm to the</p>

Economy and Retail												
SA Objective	EC1 – Provision of Employment Land		EC2 – Loss of Employment Land	EC3 – Business and Industrial Uses within Residential Areas	EC4 - Tourism	EC5 – Rural Economy	R1 – Retail Hierarchy and Thresholds	R2 – District and Local Centres and Neighbourhood Parades	R3 – York City Centre Retail	R4 – Out of Town Centre Retail	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>open countryside. However, the effects are considered uncertain due to the exact effects of development not known at this stage.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified</p> <p>Uncertainties There may be opportunities for enhancements to York’s natural and built landscape as part of new economic, tourism or retail related development. However, this could only be fully determined at the detailed planning application stage and so it is uncertain what if any positive effects there would be on this objective at this stage.</p>

Economy and Retail		Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective			
EC1 – Provision of Employment Land			
EC2 – Loss of Employment Land			
EC3 – Business and Industrial Uses within Residential Areas			
EC4 - Tourism			
EC5 – Rural Economy			
R1 – Retail Hierarchy and Thresholds			
R2 – District and Local Centres and Neighbourhood Parades			
R3 – York City Centre Retail			
R4 – Out of Town Centre Retail			
<p>Summary</p> <p>Implementation of a number of the policies would have significant positive effects on a number of the objectives. In particular there would be significant positive effects on SA objectives 4, 5 and 6. These policies would help to deliver economic growth and create new jobs. This will in turn raise levels of wealth which would help people to have an increased chance of owning their own home and would also have associated significant positive effects on the health of York’s population.</p> <p>Implementation of several of these policies would have positive effects in relation to using land efficiently. These policies will help to ensure that economic growth is met in part by existing locations for example expansion at York university campus and other existing employment locations, for growth in the health and social care sectors, and through strengthening the role of existing retail centres, all of which would help to reduce the amount of new land required for development. Implementation of policies R1 and R2 would help to consolidate the role and function of existing centres. This would help to reduce the need for new retail developments and waste generation associated with this and have positive effects in relation to SA objective 11.</p> <p>It is considered that there will be no overall effects on objectives 10 and 13. Additionally the overall effects of the economic policies on objective 11 are considered to be neutral. Uncertain effects have been identified on objectives 8, 14 and 15 due to the fact that the site appraisals have identified some sites as being in close proximity to sensitive ecological designations and other sites being flagged as having adverse effects in relation to objectives 14 and 15. Until detailed site development proposals come forward the exact effects of the implementation of these policies on this objective are uncertain, notwithstanding the requirements of other policies in the plan.</p> <p>It is recommended for policy EC4 that consideration could be given to referencing other policies in the plan (for example the placemaking and design policies) in this policy to help ensure that new tourism related development does not adversely impact on the historic environment of York.</p> <p>Negative and positive effects were identified on the climate change and air quality objectives due to the fact the reality of economic growth is an increase in vehicle use and so the indirect effects of any increases in road use and vehicle emissions associated with this growth is negative, however positive effects were also recorded through the adoption of mitigation measures including the preparation of travel plans and promoting new development to sustainable and accessible locations.</p>			

Table J.2 Effects of Housing Policies H1-H10

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
	+	++	++	++	++	++	++	++	++	++	+++	<p>Likely Significant Effects</p> <p>Implementation of these policies would have significant positive effects on this objective in the short, medium and long term. Although minor negative effects have also been assessed.</p> <p>Policy H1 would help to meet the housing requirement set out in Policy SS1 and complement the minor positive effects in the short, and medium and long term that the provision of a minimum of 822 790 867 dwellings per annum up to 2032/33 will make. <u>The policy would see the development of a number of housing allocations at strategic and local site level that would contribute to delivery of the housing need identified for the City.</u> However, the policy would also contribute to minor negative effects in the long term as the delivery in H1 would meet the CLG baseline population and household growth projections but not fully meet the PPG compliant approach to the calculation of housing need in the City of York area as it does not include an upward adjustment of the baseline for housing market signals (as set out in the Strategic Housing Market Assessment (SHMA) (2017 update) technical work prepared for the Council by GL Hearn). Even with the shortfall for 2012-2017 annualised over the period (56dpa), the 'annual target' is below that identified within the SHMA which in any event would</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		<p>require the shortfall to be applied. However, the presence and extent of the negative effects is dependent on delivery on the ground in the plan period above the housing figure. Careful monitoring is therefore required. The phasing will ensure even delivery across the plan period.</p> <p>Implementation of Policies H2, H3 and H4 will help to ensure that there is a good balance and mix of housing provided as part of new housing developments, which would be particularly important in meeting the diverse housing needs of York. The evidence base identifies an increasingly complex housing market spatially and sectorally which demands policy which can respond positively and flexibly to evolving needs as identified in the 2022 Local Housing Needs Assessment (LHNA) or other best available evidence. For example, the York SMHA prepared by GL Hearn (2016), identified the need for 2 and 3 bedroom dwellings across the City, reflecting the demand for family housing and the demand from older persons wishing to downsize but still retain flexible accommodation.</p> <p>Implementation of Policy H4 would support the development of self and custom build homes on all strategic sites and would further help to meet the diverse housing needs of the population. The scale of the provision involved (5% of plots on the strategic sites) mean that this policy, would make an important contribution to the diversity of choice in relation to self and custom build opportunities</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
												<p>and have a significant effect on this objective.</p> <p>Policies H5 and H6 would help to meet the needs of the gypsy and traveller, roma and travelling showpeople communities which are an often marginalised group of society and have significant positive effects on this objective. The evidence base shows that there is a shortfall of accommodation for these groups with <u>a need for 10 additional 3 permanent pitches for Gypsies and Travellers and 3 4 permanent plots for Showpeople (as defined by 'Planning Policy for Travellers Sites') plus a further 30-44 pitches for Gypsies and Travellers who do not meet the definition. a need over the duration of the Plan for 47 gypsy and traveller pitches and 3 plots for showpeople.</u> In specifying accommodation provision requirements over the Local Plan period and including policy to guide provision, the approach would help meet this need, in accordance with the Government's 'Planning Policy for Traveller Sites' (2015). H6 also includes an allocation for Travelling Showpeople.</p> <p>Implementation of Policy H7 would help to meet the housing needs of students <u>off campus</u> where there is a proven need. Implementation of Policy H8 would help to control the numbers of houses in multiple occupation in order to control issues of overcrowding.</p> <p>Implementation of policy H9 will support the provision of older</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
												<p>persons specialist accommodation. Development proposals will be supported where (inter alia) they meet an identified need. Additionally, provision is should be included on the strategic sites. This will ensure that development in City of York area meets these accommodation needs.</p> <p>Implementation of policy H10 would help to improve affordability across the housing market in York with tenure type informed by the LHNA or other best available evidence. Increasing affordability of housing would have significant positive effects in helping to meet the diverse housing needs of York’s population and would also have significant positive effects on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified</p>
2. Improve the health and well-being of York’s population.	+	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Implementation of the proposed polices would help to provide good quality housing of a range of types and help towards meeting the diverse housing needs of the population. Living in the right</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		<p>type and quality of housing would have associated positive health benefits. In particular implementation of Policy H8 would help to control overcrowding, which could otherwise have adverse health impacts.</p> <p>Implementation of policies H5 and H6 would help to improve the health and well-being of the gypsy, traveller, roma and travelling showpeople community by providing dedicated sites for what is often a marginalised section of society. Both policies seek to avoid adverse environmental impacts from development and the incorporation of recreation space and utility services. H6 also specifically seeks to avoid impacts on the amenity of existing residents and future occupiers.</p> <p>In addition, the siting of the new housing sites, seek to ensure that they are sustainable located with options other than private transport available to occupiers and in close proximity to areas of open green space for recreation. Increasing the opportunities to walk and cycle is also associated with improved health benefits.</p> <p>Implementation of policy H10 will help to make housing more affordable and will increase people's chances of living in a home of their choice. Additionally, H9 will provide accommodation tailored to meet the needs of the ageing population. This would also have associated positive health effects by providing the community with access to a range of good quality housing and would therefore have</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
												a significant positive effect on this objective. Mitigation None identified. Assumptions None identified. Uncertainties None identified.
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	0	0	0	0	0	0	0	Likely Significant Effects Implementation of Policies H1 Housing Allocations, H2 Density, H3 Balancing Housing Market, H4 Self Build and H10 Affordable Housing would help to deliver a significant amount of new housing in York which could help to create jobs and potentially training opportunities for local people in the construction industry and raise skill levels in this sector. However, any positive effects would depend upon the approach taken by house builders as to whether training opportunities and skills development benefited local people and therefore had any positive effects on this objective. Mitigation None identified.

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
												<p>Assumptions None identified.</p> <p>Uncertainties There is uncertainty around the extent of any training opportunities that there may be for local people associated with construction jobs for new housing. The extent of any positive effects would depend upon the approach taken by house builders and construction companies towards the development of training opportunities and skills development.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	+	+	+	+	0	0	+	0	+	0	+	<p>Likely Significant Effects</p> <p>Implementation of Policies H1, H2, H3, H4, H9 and H10 would help to deliver a significant amount of new housing in York. This would help to create construction jobs associated with building new housing which would have positive effects on this objective.</p> <p>Policy H1 in particular, as it makes provision for the housing requirement of 822 dwellings per annum up to 2032/33, is considered to have a positive effect on creating and sustaining employment in York, particular for those working or looking to work in the house building and construction sector (which is around 5% of the total employment across the city).</p> <p>Policy H4, makes provision for the construction of new houses by</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
5. Help deliver equality and access to all.	+	+	+	+	++	++	+	0	++	++	++	<p>self-builders and custom house builders in line with requirements of the NPPF. This is expected to support skills in the local workforce.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There is uncertainty around the extent that new job creation associated with the development of new housing would have positive effects on this objective. It would depend upon the skills of local people as to whether they could be employed on construction projects for new housing and also the approach taken by house builders in using local workforce.</p> <p>Likely Significant Effects Implementation of policies H1-H4 and H7 (<u>Off Campus Purpose Built Student Housing</u>) would help to deliver a significant amount of new housing across York, which would help people to have greater access to housing and therefore have positive impacts on this objective, with H1 making provision for delivering the housing requirement of a minimum of 822867 dwellings per annum (as set out in SS1). The majority of allocations included in H1 scored</p>

Housing											
SA Objective	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing	Cumulative effect of the draft policies
											<p>Commentary on the effects of each policy*</p> <p>positively or significantly positively for this objective.</p> <p>Implementation of Policies H5 and H6 would have significant positive effects on this objective since they would to enable delivery of dedicated sites for what is often a marginalised group of society and therefore help to deliver equality for the Gypsy, Traveller, Roma and Showpeople Community.</p> <p>Policy H10 would also have significant positive effects upon this objective as it would help to improve access to affordable housing across York by ensuring provision (in perpetuity) and therefore reduce a cause of inequality to the community. H9, meanwhile will support the delivery specialist accommodation to meets specific housing needs over the lifetime of the development. These policies would therefore have significant positive effects in relation to this objective in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Housing											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing			
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	-	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Depending upon the locations of new housing there could be an increase in traffic generation associated with this housing if such locations are not accessible by sustainable modes of transport, which could have negative effects on this objective. The scale of change proposed within York up to 2032/33 will inevitably generate an increase in the number of vehicles in the city above the existing baseline. There is the potential for the increase in vehicles to lead to an increase in vehicle movements although whether it will be within the City or on the strategic road network is uncertain. In considering these policies, and in particular H1, alongside the requirements of other policies in the plan, notably SS1 and T1 it is the effects upon this objective are considered to have the potential for positive and negative effects. Policy SS1 includes ensuring accessibility to sustainable transport modes is a key guiding principle, whereas Policy T1 would help to reduce the need to travel. In consequence, the policies when considered in conjunction with others in the local plan would have positive effects on this objective. Furthermore, the majority of proposed allocations included in H1 scored positively or significantly positively for this objective.</p> <p>Policy H2 sets out the net densities that housing developments will be expected to achieve and this includes the highest density for the city centre, a requirement for 50 units/ha within the York urban area</p>	

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
												<p>and that support would be given for higher density development within 400m of a high frequency public transport corridor or transport hubs where in compliance with other plan objectives. These requirements, particular for higher density development in urban areas (where there will be existing good public transport links) would help to ensure that new housing can be accessed by sustainable modes of transport and have a positive effect on this objective.</p> <p>Implementation of Policy H4 would support the development of new self and custom build houses on the strategic sites. These strategic sites would need to be developed in accordance with other policies in the plan, including the requirement for travel plans and would therefore need to be accessible by sustainable modes of transport. On this basis development of new build homes on these sites would have positive effects upon this objective. Policy H9 supports specialist accommodation on strategic sites and in accessible locations, thereby supporting achievement of this objective.</p> <p>Policies H5 and H6 include the potential for development of additional gypsy and traveller sites where proposals ensure accessibility to public transport and services and so are considered compatible with this objective.</p> <p>In particular Policy H7 supports the development of new student</p>

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	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing									
																		housing where it is accessible by sustainable transport modes, which would have positive effects on this objective. Overall it is considered that implementation of policies H2-H10 alongside the transport policies would have positive effects upon this objective in the short, medium and long term. Mitigation None identified. Assumptions It is assumed that there would be a requirement for the provision of access to sustainable modes of transport as part of new large scale housing developments to help deliver a sustainable transport network. Uncertainties None identified.	
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-	Likely Significant Effects Inevitably with the development of new housing there would be an increase in greenhouse gas emissions, associated with the construction activity (combining the effects from the embodied carbon in the construction materials as well as the emissions from construction traffic to and from the site). There could also be an increase in emissions associated with the energy consumption from

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*									
	Policy H1 – Housing Allocations			Policy H2 – Density of Residential Development		Policy H3 – Balancing the Housing Market		Policy H4 – Promoting Self and Custom House Building		Policy H5 – Gypsy and Travellers		Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing		Policy H8 – Houses in Multiple Occupation		Policy H9 – Older Persons Specialist Housing		Policy H10 – Affordable Housing		<p>the occupation of the new houses. However, Policy CC1 supports renewable and low carbon sources of energy and energy efficiency. Policy CC2 requires that all new development will be expected to consider the principles of sustainable design and construction and to make carbon savings through reducing energy demand, using energy and other resources efficiently.</p> <p>Policy CC2 also requires that dwellings achieve 319% reduction in carbon emissions above <u>Part L of the Building Regulations compared to the Target Emissions Rate</u>. The requirements of these policies would help to ensure that new housing developments are sustainably built, minimise greenhouse gas emissions and to help manage the response to climate change.</p> <p>The construction of the new homes will also lead to some indirect greenhouse gas emissions associated with vehicle movements. Any increase in vehicle movements and/or congestion could have adverse effects in relation to local air quality and the emission of greenhouse gases from vehicle emissions. However, this effect would be mitigated by the commitments on sustainable location, transport statements and Travel Plans.</p> <p>In consequence, whilst the direct effects of emissions from the new development will be considered to be minimal in regard to climate change, the indirect effects of any road travel associated with new development are considered to have a negative effect.</p>

SA Objective	Housing											Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing				
														Overall it is considered that there would therefore be neutral and negative effects from the implementation of this objective. Mitigation None identified. Assumptions None identified. Uncertainties None identified.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Please note the text here replaces the text in the SA Addendum (April 2018) Appendix C. It therefore includes the changes to the SA Report (2018) prior to submission in underline and strikethrough. Amendments contained within the SA Report Addendum (June 2019) and SA Report (May 2021) Addendum are in bold. No new changes to the appraisal have been identified.</p> <p>Likely Significant Effects New housing developments could have adverse effects in relation to</p>

Housing											
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											<p>Commentary on the effects of each policy*</p> <p>conserving or enhancing green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment if sited in inappropriate locations or without appropriate mitigation. However, other policies in the plan, notably SS1, DP1, DP2, G11, G12, G12a, G13 and G16 would help to ensure that the location of any proposed development will seek to conserve and enhance York’s natural environment including internationally, nationally and locally significant nature conservation sites and green corridors.</p> <p>Two<u>One</u> of the proposed general housing allocation sites and three<u>four</u> strategic allocation sites have been identified as being within 250m of Statutory designated nature sites e.g. SPA/SAC/SSSI/LNR and as such have been appraised as having a significant adverse effect. A number of the other sites allocated have been identified as being either within 500m of these statutory sites and/or in some cases within 250m of other sensitive (but not statutory) ecological designations including SINC’s and Areas of Local Nature Conservation. Whilst the full effects can only be considered at the detailed planning application stage, the HRA (2020) identifies that a number of sites could have the potential to increase</p>

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											<p>Commentary on the effects of each policy*</p> <p><u>recreational pressure on Strensall Common SAC and undermine conservation objectives and therefore Appropriate Assessment was undertaken. The HRA states that for the majority of sites adverse effects could be ruled out without the need for mitigation whilst for 4 strategic sites (ST7, ST8, ST9 and ST14) mitigation measures in the form of policy wording would be sufficient to remove the threat of an adverse effect. (February 2019) of the housing policies (at this stage) indicates that it is unlikely to have significant adverse effects upon biodiversity sites of international importance. The HRA (April 2018) could not rule out likely significant effects from site H59 in terms of the recreational pressures on Strensall Common SAC. However, with mitigation identified through Appropriate Assessment (as detailed in the policy) there were found to be no adverse effects on the integrity of the site.</u></p> <p>It is important that development proposals are brought forward in accordance with the Green Infrastructure policies, in particular GI2 and GI2a to avoid any adverse effects upon feature of biodiversity interest. Cross reference to these policies is therefore welcomed. At the planning application stage enhancements may also lead to</p>

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											<p>Commentary on the effects of each policy*</p> <p><u>positive effects on achieving this objective, although overall the effects of the policy are considered to be neutral.</u></p> <p>Policies H5 and H6 seek to safeguard the existing supply of sites for Gypsies, Roma, Travellers and Showpeople and H6 allocates a new site at the Stables, Elvington to meet need. Assuming that this policy is implemented in accordance with other policies in the plan, there would be no adverse effects on this objective.</p> <p>Overall it is considered that effects from the implementation of these policies is neutral.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There could be enhancements to green infrastructure, biodiversity, geodiversity, flora and fauna as part of new housing developments. However any such benefits could only be determined at the detailed planning application and so it is uncertain at this stage the extent of</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*					
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing							
													any positive effects that there may be.				
9. Use land resources efficiently and safeguard their quality.	+	-	+	+	-	+	-	+	+	+	0	+	-	0	+	-	<p>Likely Significant Effects</p> <p>It has been identified through the detailed site appraisals that approximately 29% of proposed housing sites are on brownfield land. This would help to re-use existing land and therefore mean that approximately one third of the 16,000+ new homes over the plan period will be on brownfield sites. However, a significant amount of greenfield land (approximately 57% of all housing sites) is required for new housing which would score negatively against this objective of using land resources efficiently. The effects of policies H1 Allocations, H3 Balancing Market and H4 self and custom build are considered likely to have both positive and negative effects upon this objective.</p> <p>Implementation of Policy H2 would help to achieve good density for residential developments. This would help to ensure efficient use of land for housing and reduce the amount of new land required for housing. This would therefore have a positive effect upon this objective.</p> <p>Implementation of Policy H5 would help to safeguard the existing supply of Gypsy and Traveller Sites, which would help to ensure efficient use is made of the existing land used for this purpose. The allocation of a new Travelling Showpeople site would help meet the</p>

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	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing			
													<p>identified need and provide a dedicated site to help avoid unauthorised sites arising elsewhere and help to avoid unnecessary use of other land. There would therefore be positive effects on this objective from this policy.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
10. Improve water efficiency and quality.	0	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>New housing development would increase demand for water resources overall. However, such effects will be mitigated through use of policies such as CC2 'Sustainable Design and Construction of New Development'.</p> <p>In addition to policies in this Plan Yorkshire Water have produced a Water Resources Management Plan. This sets out how they will ensure supply meets demand for the 25 years from 2015/16 to 2039/40. It incorporates future pressures on water supply and demand due to predicted changes to the climate. It also looks at future changes in population, housing, water use and metering</p>

Housing											
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											<p>Commentary on the effects of each policy*</p> <p>trends in Yorkshire. York is identified as being within the Grid SWZ Water Resource Zone. Yorkshire Water has identified that (taking into account multiple factors including population growth) the Grid SWZ is forecast to be in deficit from 2018/19 onwards. The forecast deficit in 2018/19 is 2.67Ml/d increasing to 108.65Ml/d by 2039/40. Within their WRMP, Yorkshire Water has identified as series of demand management and options to increase supply to meet this forecast deficit.</p> <p>Overall and in consideration of implementation of these policies alongside CC2 and wider measures including the Water Resources Plan highlighted above, and the fact that (as noted below) any improvements to water efficiency / quality can only be fully determined at the detailed planning application stage, overall effects on this objective are considered to be neutral.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There could be opportunities to improve water efficiency as part of new housing developments, for example with the development of SUDS. However, any such improvements could only be determined</p>

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													at the detailed planning application stage, and so it is uncertain at this stage what positive effects there may be.
11. Reduce waste generation and increase level of reuse and recycling.	+	-	+	+	+	+	+	+	+	+	+	-	<p>Likely Significant Effects</p> <p>The development of new housing would inevitably result in an increase in waste generation which would have adverse effects in relation to this objective. However, policy WM1 requires the integration of facilities for waste prevention, re-use, recycling, composting, and recovery in association with the planning, construction and occupation of new development for housing. This requirement would help reduce waste consumption associated with new housing development and to increase levels of reuse and recycling.</p> <p>For these reasons it is considered that there would be positive and negative effects on this objective associated with the level of growth proposed for York in the short, medium and long term.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p>

SA Objective	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												None identified.
12. Improve air quality.	-	-	0	-	-	-	-	0	-	0	-	<p>Likely Significant Effects</p> <p>New housing development covered by the policies in this chapter could have an adverse impact on air quality in York. Two strategic allocations (ST5 and ST36) are within Air Quality Management Areas (AQMAs) and have been assessed significantly negative against this objective. Impacts from these policies could occur during construction of any new development and could be related to dust and particulate matter although such effects will be very localised. In addition as they are subject to a variety of policies in the plan, notably, ENV1 which states that 'development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and prevent further exposure to poor air quality', it is likely that such effects, if they do occur, will be acceptable.</p> <p>There could also be effects arising from an increase in vehicle use associated with the growth in housing and the associated vehicle emissions, although these effects would be mitigated to some extent by the commitments on sustainable location, transport statements and Travel Plans contained within the transport policies T2 and T8 and also through the requirements of Policy ENV1 on Air</p>

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	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>New housing development could have adverse effects in relation to flood risk and reducing impacts of flooding to people and property if sited in inappropriate locations or without appropriate mitigation. The following strategic sites – ST5 (York Central PSC boundary), , ST7 (Amalgamate sites to east of Metcalfe Lane), ST 15 (Land to the west of Elvington Lane) and ST32 (Hungate) have all been appraised as having a significant negative effect due to the sites including land identified as Flood Zone 3. However, when considered alongside other policies in the plan, notably Policy ENV4 it is not considered</p>

Housing											
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											<p>Commentary on the effects of each policy*</p> <p>that there would be any overall adverse effects in relation to this objective from this policy.</p> <p>As part of the detailed site appraisal for housing allocations any sites identified in areas of significant risk of flooding (flood zones 2 and 3) have been flagged up as having significant constraints for future development. It will be for the developer to demonstrate to York City Council and the Environment Agency that any flood risk associated with a development proposal will not be at risk from flood events or increase the risk of flooding elsewhere.</p> <p>On this basis it is considered that there would be no overall significant effects from the implementation of these policies on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions It is assumed that new housing will be located in areas at lowest risk of flooding, or that housing developments would need to accord with policies elsewhere in the plan, notably ENV4, in order to mitigate any adverse effects on flooding.</p> <p>Uncertainties None identified.</p>

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	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing		
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	+	?	0	0	0	0	0	+	0	0	+	<p>Likely Significant Effects</p> <p>Implementation of these policies would see the development of a significant amount of new housing across York. New housing development in inappropriate locations or poorly designed could have adverse effects on York’s historic environment, cultural heritage, character and setting. However, when considered alongside other policies in the plan including D2, D4, D5, D7 and D10 the development of new housing in accord with these policies would help to conserve York’s historic environment through ensuring good design of new housing developments and thereby avoiding adverse effects.</p> <p>The Heritage Impact Assessment (HIA) noted that for H1 there is potential for positive effects on the historic environment although effects are uncertain. The proposed allocations had a mix of scores against this objective.</p> <p>For policy H2 the HIA noted that there is potential for positive effects from supporting higher densities but the effects are largely neutral and dependent on the implementation of the policy. For H3 the HIA noted that as this policy is about provision of different types of housing, the influence on characteristics will therefore depend on design proposals that come forward. Currently, it is considered that the likely impacts are predominantly neutral, however, there is potential for positive effects or harm subject to design.</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing			<p>Policies H5 and H6 safeguards the existing supply of Gypsy, Roma, Travellers and Showpeople sites and allocates one new sites to meet need. Provided that these sites are implemented in accordance with the design policies then there should be no adverse effects on York’s historic environment. Furthermore, the policy would only allow other new Gypsy and Traveller sites where proposals do not conflict with the objective of conserving and enhance York’s historic environment and that this includes the city’s character and setting. This requirement would help to conserve York’s historic environment, cultural heritage, character and setting and have positive effects upon this objective. The HIA assessed neutral effects for these policies.</p> <p>For policy H7 the HIA identified that potential harm has been identified for characteristics 3 and 6, Landmark Monuments and Landscape and Setting respectively due to housing development at/near York university campus. The type and scale of these impacts would be dependent upon the type and location of any development. Implementation of other policies in the plan including design/placemaking and green infrastructure would be required to mitigate this.</p> <p>For policy H7 on student housing the HIA noted that the policy has a neutral impact on strong urban form by preventing any current impacts from getting worse. The policy has a positive impact on the architectural character of the city as it is conserving existing stock</p>

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	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing			<p>and limiting pressures of new development.</p> <p>The production of heritage statements as part of new housing development would further help to understand the potential effects of new housing development on York’s historic environment and ensure that is at the very least conserved and also enhanced where possible.</p> <p>For the reasons set out above and considered alongside other policies in the plan, in particular implementation of these policies alongside the design policies, it is considered that there would be positive effects in the short, medium and long term on this objective.</p> <p>Mitigation</p> <p>None identified – provided that policies are implemented in accordance with policies on placemaking and design then no other mitigation required to ensure no adverse effects on York’s historic environment.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>There could be enhancements to York’s historic environment as part of new housing developments. However any such benefits could</p>

SA Objective	Housing										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing			
													only be fully determined at the detailed planning application and so it is uncertain at this stage the extent of any positive effects that there may be.
15. Protect and enhance York's natural and built landscape.	+	+	0	0	?	?	?	+	0	+	+	?	<p>Likely Significant Effects</p> <p>Implementation of these policies would see the development of a significant amount of new housing across York. New housing development in inappropriate locations could have adverse effects on York's natural and built environment. However in considering these policies alongside others in the plan, notably the requirements of Policies D1 and D2, then the development of new housing across York would help to protect and enhance York's natural and built environment.</p> <p>Policies H5 and H6 set out that new Gypsy and Traveller and Travelling Showpeople sites (other than those already in use) would only be allowed where they would not conflict with the objective of conserving York's historic and natural and including the City's character and setting.</p> <p>The HIA notes for H5, H6 and H7 there may be negative effects on the landscape but any effect is dependent on implementation.</p> <p>On this basis it is considered that there would be positive effects on this objective in the short, medium and long term. However, there is uncertainty relating to implementation of the policies on the</p>

Housing											
SA Objective	Policy H1 – Housing Allocations	Policy H2 – Density of Residential Development	Policy H3 – Balancing the Housing Market	Policy H4 – Promoting Self and Custom House Building	Policy H5 – Gypsy and Travellers	Policy H6 – Travelling Showpeople	Policy H7 – Off Campus Purpose Built Student Housing	Policy H8 – Houses in Multiple Occupation	Policy H9 – Older Persons Specialist Housing	Policy H10 – Affordable Housing	Cumulative effect of the draft policies
											<p>Commentary on the effects of each policy*</p> <p>ground.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties The exact extent and specific details of any enhancements to York’s natural environment can only be considered at the detailed planning application stage.</p>

SA Objective	Housing Policy H1 – Housing Allocations Policy H2 – Density of Residential Development Policy H3 – Balancing the Housing Market Policy H4 – Promoting Self and Custom House Building Policy H5 – Gypsy and Travellers Policy H6 – Travelling Showpeople Policy H7 – Off Campus Purpose Built Student Housing Policy H8 – Houses in Multiple Occupation Policy H9 – Older Persons Specialist Housing Policy H10 – Affordable Housing Cumulative effect of the draft policies	Commentary on the effects of each policy*
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Summary

Implementation of these policies would have significant positive effects on objectives 1, 2 and 5. These policies would help to deliver a significant amount of new housing over the plan period and would ensure that there is a good mix of different types of housing developed, that such housing is affordable and meets need. Existing supply of sites for Gypsies, Roma, Travellers and Showpeople would be safeguarded and new sites allocated to meet need. All of the various measures in this policy would help to meet the diverse housing needs of York’s population and have significant positive effects on objective. By providing the housing to meet need there is associated significant positive effects on health and well-being and also for access and equality.

Positive effects have been identified on objectives 4, 9, 11, 14 and 15.

Effects on objective 8 are considered to be neutral although there are a number of the allocated housing sites within 500m and in some cases 250m of sensitive ecological designations. Whilst the full effects can only be considered at the detailed planning application stage, the HRA of the housing policies and strategic sites indicates that they are unlikely to have significant adverse effects upon biodiversity sites of international importance. It is important that development proposals are brought forward in accordance with the Green Infrastructure policies, in particular G12 and G12a to avoid any adverse effects upon feature of biodiversity interest. Notwithstanding the requirements of other policies in the plan, effects on this objective can only be fully considered at the detailed planning application stage for new housing sites.

One minor negative effect has been identified and this relates to air quality and emission of greenhouse gases. The Local Plan proposes a scale of change within York up to 2030 which will inevitably generate an increase in vehicles and vehicle movements above the existing baseline. Whilst other policies in the plan will help to mitigate effects on air quality from the construction of new houses, the indirect negative effects of an overall increase in vehicle use associated with new housing would have negative effects on objectives 7 and 12.

No overall effects have been identified on objectives 3, 10 and 13.

Table J.3 Effects of Health and Wellbeing (HW1-7) Policies

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	++	++	++	++	++	+	++	++	<p>Likely Significant Effects</p> <p>These policies help to support the provision of a diverse range of housing through the provision of community facilities including libraries, crèches, day centres, sports facilities and healthcare and emergency services in accessible locations. They will contribute to meeting the strategic priorities of York’s Joint Health and Wellbeing Strategy (2017-22). The most significant opportunities for new provision will be associated with large scale developments. The cumulative impacts of change could be significant over the longer term. This will be particularly important in respect of Policies HW1 and HW2 which seek the protection of existing facilities and proportionate contributions to the provision of new facilities (through development of strategic <u>residential sites</u>), although the net effects of this will only be seen over the longer term and in some cases (such as leisure facilities) this will be subject to market forces. Implementation of Policy HW3 in particular will be closely related to the analysis contained in the Built Sports Facilities Strategy (<u>or subsequent strategy</u>). The implementation of HW5 will ensure housing is supported by contributions to health care provision whilst HW7 will ensure that places are well designed and meet the diverse needs of York’s population. HW6, meanwhile, will help ensure that <u>new sites for ambulances will be at key points in densely populated areas</u> can be close to areas of high demand with ‘spoke’ facilities within a number of strategic site allocations.</p> <p>Mitigation</p> <p>Monitoring of provision required to ensure protection and enhancement of existing facilities and the consistent provision of new ones which complement existing provision.</p> <p>Assumptions</p> <p>None</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									<p>Uncertainties</p> <p>Whilst the protection of community facilities can be secured, the extent to which new provision of community facilities fully meet new demand and fill existing gaps is less certain, and which can only be observed over the longer term.</p>
2. Improve the health and well-being of York's population.	++	++	++	+	++	++	++	++	<p>Likely Significant Effects</p> <p>Ensuring the protection and consistent provision of community facilities will make a potentially significant contribution to the health and well-being of the City's population. Policies HW1 and HW2 are therefore assessed as having significant positive effects on this objective.</p> <p>Policy HW3 requires the provision of sport facilities at strategic sites on site where possible and would only allow loss where certain criteria are met. <u>The policy also requires an audit of existing built sports facilities and their current capacity.</u> Policy HW5 will support the provision of new or enhanced primary and secondary care services when there is an identified need and support appropriate development to meet secondary care needs. Policy HW6 will support new emergency service facilities in appropriate locations and seek opportunities for ambulances to be stationed <u>in densely populated areas</u> close to areas of demand.</p> <p>Policy HW7 seeks to ensure places are designed with health and wellbeing at the core of the development aims. The Policy also seeks design to take into account to crime and the perception of safety.</p> <p>Mitigation</p> <p>Monitoring of provision required to ensure protection and enhancement of existing facilities and the consistent provision of new ones which complement existing provision.</p> <p>Assumptions</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									<p>None</p> <p>Uncertainties</p> <p>Whilst the protection of community facilities can be secured, the extent to which new provision of community facilities fully meet new demand and fill existing gaps is less certain, and which can only be observed over the longer term.</p>
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear link between these policies and the Objective, although as HW5 makes provision for the York Teaching Hospital NHS Foundation to make best use of the current site, it could be argued that this policy helps support the retention and viability of an important training hospital and enables continued success.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>n/a</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear link between these policies and the Objective.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p>n/a</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									Uncertainties n/a
5. Help deliver equality and access to all.	++	++	++	++	++	+	++	++	Likely Significant Effects These policies help to support the provision a full range of community facilities and services in accessible locations to the benefit of all. The most significant opportunities for new provision will be associated with large scale developments. The cumulative impacts of change could be significant over the longer term. The requirements of Policies HW1 and HW2 in respect of the protection and provision of accessible services will be of particular significance in providing accessible services for existing and new residents <u>with development proposals that would result in the loss of existing community facilities only support in exceptional circumstance where certain criteria are met, including requirements regarding access.</u> Implementation of Policy HW3 in particular will be closely related to the analysis contained in the Built Sports Facilities Strategy <u>or subsequent replacement strategy.</u> The policy seeks development of new facilities that are accessible to all. Ensuring appropriate support for childcare provision in the city (Policy HW4) will help York’s communities access this key service. Additionally, Policy HW5 will ensure primary and secondary healthcare provision is available in accessible places. Policy HW7 seeks the design of places that are well connected and promote active lifestyles. The policy also seeks inclusion of design principles that ensure buildings are accessible for all. Policy HW6 will support provision of emergency service facilities in appropriate locations, helping to provide access for City of York’s communities. Mitigation Monitoring of provision required to ensure protection and enhancement of existing facilities and the consistent provision of new ones which complement

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									existing provision. Assumptions None Uncertainties None.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	+	+	+	+	+	+	+	Likely Significant Effects The provision of services in reasonable proximity to peoples' homes will help to ensure that immediate demands are catered for, particularly for those reliant on local provision. Car use should be discouraged in favour of walking and cycling, although the relative accessibility of services could vary significantly for different groups of residents. Policy HW1 seeks to protect existing facilities <u>with development proposals that would result in the loss of existing community facilities only support in exceptional circumstance where certain criteria are met, including requirements regarding access.</u> The requirements of Policy HW2 in delivering accessible services on site and accessible by public transport should help to reduce the need to travel, although the practical effects of this would have to be monitored to gauge its effectiveness, given that provision may take place off site. Benefits are likely to be realised over the medium to longer term as well as needing to be complemented by other policy interventions such as sustainable travel plans (see Policy T8 Minimising and Accommodating Generated Trips). HW3 seeks the delivery of sports facilities on strategic sites, where possible, and supports new facilities in accessible locations. Policy HW6 will help promote development of emergency facilities where they enable them to meet necessary response times. Additionally, the policy supports additional sites for ambulances to be located <u>to areas of high demand at key points in densely populated areas, close to major highways.</u> This is likely to have a minor positive effect on reducing the need to travel.

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									<p>Policy HW7 seeks the development of integrated spaces that encourage walking and cycling. This is likely to help support modal shift away from the private car in new developments.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified at this stage <p>Assumptions</p> <ul style="list-style-type: none"> Consistent implementation. <p>Uncertainties</p> <ul style="list-style-type: none"> The range of service provision compared to the likely need. Current gaps in service provision. Delivery of services on new sites and pressure on existing provision.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The provision of services in reasonable proximity to peoples' homes will help to ensure that immediate demands are catered for, particularly for those reliant on local provision. Car use should be discouraged in favour of walking and cycling, although the relative accessibility of services could vary significantly for different groups of residents.</p> <p>Policy HW1 seeks to protect existing facilities. The requirements of Policy HW2 in delivering accessible services on site and accessible by public transport should help to reduce the need to travel, although the practical effects of this would have to be monitored to gauge its effectiveness, given that provision may take place off site. Benefits are likely to be realised over the medium to longer term as well as needing to be complemented by other policy interventions such as sustainable travel plans (see Policy T7 Minimising and Accommodating Generated Trips). HW3 seeks the delivery of sports facilities on strategic sites, where possible, and supports new facilities in accessible locations. HW6 is likely to have minor positive effects by supporting emergency</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									<p>service facilities in densely populated areas, close to major highways close to areas of high demand.</p> <p>Policy HW7 seeks the development of integrated spaces that encourage walking and cycling. This is likely to help support modal shift away from the private car in new developments. Any reductions in vehicle movements are likely to have benefits in terms of reduced greenhouse gas emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified at this stage <p>Assumptions</p> <ul style="list-style-type: none"> Consistent implementation. <p>Uncertainties</p> <ul style="list-style-type: none"> The range of service provision compared to the likely need. Current gaps in service provision. Delivery of services on new sites and pressure on existing provision.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	0	0	+	0	0	0	+	+	<p>Likely Significant Effects</p> <p>Sports facilities often have extensive semi-natural areas associated with them and form an important part of the City's green infrastructure network. Their protection will ensure a continued contribution to the green infrastructure across the City whilst new provision will also have a positive effect on this objective. Policy HW7 seeks design principles that promote "good connections to neighbouring communities and green spaces, in the form of footpaths and cycle routes, including the extension and protection of public rights of way, where appropriate". This will help connect new developments with green infrastructure.</p> <p>Mitigation</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
9. Use land resources efficiently and safeguard their quality	+	+	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policy HW1 seeks the retention of existing community facilities, thereby supporting the objective to use land efficiently. Policy HW2 seeks the provision of multi-purpose facilities, thereby making efficient use of development of community facilities. Overall, the policies are likely to result in the more efficient provision of facilities and land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent and impact of CUAs.
10. Improve water efficiency and quality.	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear link between these policies and the Objective.</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									Mitigation n/a Assumptions n/a Uncertainties n/a
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	0	0	0	Likely Significant Effects There is no clear link between these policies and the Objective. Mitigation n/a Assumptions n/a Uncertainties n/a

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
12. Improve air quality.	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The provision of services in reasonable proximity to peoples' homes will help to ensure that immediate demands are catered for, particularly for those reliant on local provision. Car use should be discouraged in favour of walking and cycling, although the relative accessibility of services could vary significantly for different groups of residents. The reduction in car trips and any associated reduction in vehicle emissions could have a positive effect on local air quality. Policy HW7 seeks integrated development that supports walking and cycling, whilst HW1, HW2, HW3, HW4 and HW5 seek facilities in accessible locations thereby supporting a modal shift away from the private car to public transport, walking and cycling. Meanwhile, HW6 would support emergency services where they are better able to meet response times, and with regards to ambulances, where they can help support more densely populated areas. This is likely to have minor positive effects in reducing the length and number of trips.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified at this stage. <p>Assumptions</p> <ul style="list-style-type: none"> Consistent implementation. <p>Uncertainties</p> <ul style="list-style-type: none"> The range of service provision compared to the likely need. Current gaps in service provision. Delivery of services on new sites and pressure on existing provision.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear link between these policies and the Objective.</p> <p>Mitigation</p>

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									n/a Assumptions n/a Uncertainties n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	+	0	0	0	+ ?	0	0	+	Likely Significant Effects The majority of these policies are considered to have a neutral effect on this Objective. The Heritage Impact Assessment (HIA) notes that there is potential for a positive contribution from Policy HW1 with the protection of facilities likely to have a positive impact. For HW5 the HIA notes potential positive impacts on compactness as urban sprawl will be limited but harm to the archaeology of the City and the sensitivity of some sites. However, it is expected that this can be mitigated with the implementation of other policies in the plan. Mitigation n/a Assumptions n/a Uncertainties n/a
15. Protect and enhance York's natural and built landscape.	0	0	0	0	0	0	0	0	Likely Significant Effects There are no clear effects from the policies on this Objective. The HIA assessed the policies as largely neutral. Policy HW5 is highlighted that there may be harm to the landscape but the implementation of other policies in the plan would help mitigate effects. Mitigation

Health and Wellbeing									
SA Objective	HW1: Protecting Community Facilities	HW2: New Community Facilities	HW3: Built Sports Facilities	HW4: Childcare Provision	HW5: Healthcare Services	HW6: Emergency Services	HW7: Healthy Places	Cumulative effect of the draft policies	Commentary on effects of each policy*
									n/a Assumptions n/a Uncertainties n/a
<p>Summary</p> <p>The impact of these policies is likely to be positive and in some cases significantly positive, particularly where local provision is likely which should result in a range of benefits including access to services for those more reliant on local provision, and encouraging walking and cycling generally.</p> <p>No likely negative impacts have been identified.</p> <p>No effects on Objectives 3, 4, 10, 11, 13, 14, 15 were identified.</p> <p>Key uncertainties relate to:</p> <ul style="list-style-type: none"> • The current state of service provision and whether this is adequate for needs, especially for those reliant on local provision. • How new development will provide facilities and potentially help to address gaps in provision. • Long term and consistent service provision in the context of market forces. • The effects of local service provision on helping to reduce the need to travel and actual trips generated. 									

Table J.4 Effects of Education (ED1 – 8) Policies

SA Objective	Education										Commentary on the effects of each policy*
	ED1 – University of York	ED2 – Campus West	ED3 – University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies		
1. To meet the diverse housing needs of the population in a sustainable way.	+	?	+	+	+	+	+	0	++	++	<p>Likely Significant Effects</p> <p>Implementation of policies ED6 and ED7 will complement the meeting of housing need across the City by facilitating the provision of educational facilities from preschool, primary and secondary through to further education which are appropriate to new and existing local communities.</p> <p>The significant housing development provided for through the strategic sites in particular will require balanced and phased provision of education facilities, which need to be appropriately co-ordinated with existing provision. The policies will help to ensure that needs relating to service provision are directly addressed. This will be particularly important for relatively deprived communities.</p> <p>Policy ED1 is wide-ranging, but specifically supports the housing needs of staff and students, which in turn should help address issues in the local housing market, such as houses in multiple occupation, under- and over-occupation. <u>The policy states that provision will be expected to be made on campus in the first instance where this can be accommodated, or off-campus, in line with considered under Policy H7.</u> ED4 would also support appropriate student housing provision which may have positive effect on the local housing market. ED5 would support delivery of an allocation for student housing.</p> <p>Community access to recreational and cultural facilities, developed as part of education provision (policy ED8), will be an important aspect of ensuring that needs are met in a co-ordinated fashion. This will build on existing Community Use Agreements which are in place across the City. The policy has been assessed as having significant positive effects on this objective.</p> <p>Mitigation</p> <p>No mitigation required.</p>

	Education											
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*		
											<p>Assumptions</p> <p>Assumed that there will be consistent policy implementation through securing appropriate funding for provision.</p> <p>Uncertainties</p> <p>Potential uncertainty regarding the degree to which full and effective provision can be achieved (notwithstanding legal obligations associated with provision of education).</p>	
2. Improve the health and well-being of York’s population.	+	?	0	0	0	++	+	?	++	++	++	<p>Likely Significant Effects</p> <p>The provision of education and training opportunities is fundamental to health and well-being, providing the means for the realisation of any individual's potential. As such, the policies should in principle make an important contribution to meeting this goal, albeit over the long term and subject to the influence of numerous other factors.</p> <p>Proposals to enhance the provision of sports and social facilities under Policies ED6 and ED8 in particular will be important in expanding opportunities for students and potentially residents with community use expected as part any proposals.</p> <p>Proposals for additional student housing (in ED1) to cater for future expansion in student numbers will be expected to be on campus for University of York or in convenient locations for main campus for York St John University in line with Policy H7 which requires development in locations accessible by sustainable transport modes.</p> <p>Mitigation</p> <p>No mitigation required.</p> <p>Assumptions</p> <p>Assumed that there will be consistent policy implementation through securing appropriate funding for provision.</p> <p>Uncertainties</p>

Education										
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										Potential uncertainty regarding the degree to which full and effective provision can be achieved (notwithstanding legal obligations associated with provision of education). Community access to university sports facilities will be important.
3. Improve education, skills development and training for an effective workforce.	++	++	++	++	++	+ +	?	++	0	<p>Likely Significant Effects</p> <p>Strongly linked to Objective 2, the provision of appropriate and sufficient education and training opportunities of all kinds is an important part of the development of an effective workforce. As such, collectively the policies are likely to have significant positive effects over the long term, and present an opportunity to develop the current record of relatively high levels of educational attainment and provide a pool of skilled labour which fulfils the needs of local businesses, if students upon completion of their course chose to work locally.</p> <p>Support for the development of the City’s University campuses under Policies ED1 – ED5 will be particularly important in helping to develop, and ideally retain, a highly qualified workforce. Over the longer term, as has been proven, the training and retention of a workforce makes a significant contribution to the overall vibrancy of the City’s economy.</p> <p>Mitigation</p> <p>None required.</p> <p>Assumptions</p> <p>Assumed that there will be consistent policy implementation through securing appropriate funding for provision for educational resources.</p> <p>Uncertainties</p> <p>Consistency of provision of facilities and training opportunities, particularly for communities in particular need.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive	++	++	++	++	++	+ +	?	++	0	<p>Likely Significant Effects</p> <p>Strongly linked to Objective 3, the provision of appropriate education and training</p>

Education										
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
economy.										<p>opportunities of all kinds is an important part of the development of a skilled workforce which is able to contribute to meeting the needs of new business areas. As such, the policies are likely to have significant positive effects over the long term.</p> <p>Support for the development and growth of the City’s Universities through Policies ED1 – ED5 is likely to be of particular importance over the longer term for job creation and innovation, with highly qualified graduates likely to contribute to business establishment and growth.</p> <p>Policies ED1 – ED8 will create opportunities for the development, redevelopment and growth of educational facilities across all age groups within the City and so will create some employment opportunities associated with the design, planning, construction and operation of the facilities.</p> <p>Mitigation None required.</p> <p>Assumptions Assumed that there will be consistent policy implementation through securing appropriate funding for provision.</p> <p>Uncertainties Consistency of provision of facilities and training opportunities.</p>
5. Help deliver equality and access to all.	+	?	+	+	+	++	++	++	+	<p>Likely Significant Effects</p> <p>Implementation of these policies will help to ensure that there is equality of access to educational facilities across the City appropriate to new and existing local communities.</p> <p>The significant housing development provided for through the strategic sites in particular will require balanced and appropriately phased provision of education facilities, which need to be appropriately co-ordinated with existing provision. The policies will help to ensure that need is directly addressed, particularly in currently relatively deprived communities where education,</p>

Education										
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										<p>skills and training are prominent and persistent issues.</p> <p>Community access to recreational facilities, developed as part of education provision, will be an important aspect of ensuring that needs are met in a co-ordinated fashion. This will build on existing Community Use Agreements which are in place across the City.</p> <p>Benefits over the short and longer term are likely to be realised.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation through securing appropriate funding for provision.</p> <p>Uncertainties Potential uncertainty regarding the degree to which full and effective provision can be achieved (notwithstanding legal obligations associated with provision of education), particularly in respect of access to University facilities during term time.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	++	++	++	++	++	++	+	++	++	<p>Likely Significant Effects</p> <p>The provision of locally accessible education, recreation and training opportunities is an important part of influencing travel behaviour, albeit within the context of choice which can create locally complex patterns of movements.</p> <p>The provision of further and higher education influences patterns of movement which are determined by wider factors such as specialisation, but nevertheless providing the opportunity to access reasonable local facilities potentially makes an important contribution to minimising travel, and travel by car in particular.</p> <p>Proposals for additional student housing (in ED1) should also be in accordance with policy H7 which seeks to ensure where possible that the accommodation will be on campus or in</p>

Education										
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										<p>locations with good public transport, walking and cycling links which is consistent with this objective. <u>Policy ED1 requires appropriate transport connections to the city centre and walking and cycling links within the campus or externally. Policy ED3 also specifically requires appropriate connections to transport facilities including connections to the city centre and sustainable modes of transport for Campus East.</u></p> <p>University travel plans will be of particular significance in developing more sustainable travel patterns and support for their development plans should assist this process.</p> <p>Benefits over the short and longer term are likely to be realised.</p> <p>Mitigation</p> <p>Ensuring that education provision is appropriately supported by and cross-referenced to sustainable travel initiatives using Policy T7 (Minimising and Accommodating Generated Trips) for example.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Implementing sustainable travel initiatives.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	?	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The provision of locally accessible education, recreation and training opportunities is an important part of influencing travel behaviour, albeit within the context of choice which can create locally complex patterns of movements.</p> <p>The provision of further and higher education influences patterns of movement which are determined by wider factors such as specialisation, but nevertheless providing the opportunity to access reasonable local facilities potentially makes an important contribution to minimising travel, particularly as proposals for additional student accommodation (in ED1) should also be in accordance with policy H7 which seeks to ensure where possible that the accommodation</p>

Education											
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										<p>will be on campus for the university of York or in locations convenient to the main campus for York St John University. All proposals should be accessible by sustainable transport modes.</p> <p>Any new development of educational facilities facilitated by these policies will also need to be consistent with policy CC2 ‘Sustainable Design and Construction’. This requires all new development to make carbon savings which will also be consistent with this objective.</p> <p>Benefits over the short and longer term are likely to be realised.</p> <p>Mitigation Ensuring that education provision is appropriately supported by and cross-referenced to sustainable design and travel initiatives.</p> <p>Assumptions None.</p> <p>Uncertainties Implementing sustainable travel initiatives.</p>	
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	+	+	+	+	+	+	?	0	0	+	<p>Likely Significant Effects Whilst for Policies ED7 and ED8 there is no clear relationship with the objectives, for Policies ED1 – ED5, given the scale of university land holdings, there could be opportunities to contribute to securing enhanced biodiversity and green infrastructure resources which will be of benefit to the City as a whole. This could include the provision of playing fields beyond the statutory minimum under ED6, for example, in turn contributing to the development of a wider, more connected green infrastructure resource.</p> <p>Mitigation None identified.</p> <p>Assumptions</p>

Education												
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*		
										<p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>		
9. Use land resources efficiently and safeguard their quality.	+	?	+	+	+	0	0	+	?	+	?	<p>Likely Significant Effects</p> <p>Provision of community access to recreational and cultural facilities is likely to assist with making more efficient use of any developments proposed in accordance with these policies and reducing the demand for sites for additional community facilities. In linking the development anticipated in Policy ED1 to policy H7 which seeks to ensure where possible that accommodation will be on campus (York university) or in locations convenient to the campus (York St John University), this will also encourage more efficient (re)use of land. However, there is some uncertainty related to the implementation. <u>ED1 also requires all development on the University campuses to make an efficient use of land, including optimising densities, which will support his objective.</u></p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>The extent, character and consistency of the implementation of Community Use Agreements.</p>
10. Improve water efficiency and quality.	?	?	?	?	?	?	?	0	?	<p>Likely Significant Effects</p> <p>There is potential for new development to increase demand for water resources, although in some cases older inefficient premises could be replaced.</p> <p>Mitigation</p>		

	Education									
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										<p>Through implementation of Policy CC2 Sustainable Design and Construction.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
11. Reduce waste generation and increase level of reuse and recycling.	?	?	?	?	?	?	?	0	?	<p>Likely Significant Effects There is potential for new development to increase waste generation during construction and use.</p> <p>Mitigation Through implementation of Policy CC2 Sustainable Design and Construction.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
12. Improve air quality.	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects The provision of locally accessible education, recreation and training opportunities is an important part of influencing travel behaviour, albeit within the context of choice which can create locally complex patterns of movements.</p> <p>The provision of further and higher education influences patterns of movement which are determined by wider factors such as specialisation, but nevertheless providing the opportunity to access reasonable local facilities potentially makes an important contribution to minimising travel and help counter a continued decrease in air quality across the City.</p>

Education										
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										<p>Benefits over the short and longer term are likely to be realised.</p> <p>Mitigation Ensuring that education provision is appropriately supported by and cross-referenced to sustainable travel plans through Policy T7 Minimising and Accommodating Generated Trips.</p> <p>Assumptions None.</p> <p>Uncertainties Implementing sustainable travel initiatives.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects <u>The proposed policies have no clear relationship with the objective. Policy ED5 explicitly requires a sequential approach to site SH1 which will help to address flood risk at the site.</u></p> <p>Mitigation Development proposed would be subject to detailed flood risk assessment and policies covering flood risk.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
14. Conserve or enhance York’s historic environment, cultural	0	0	0	+	0	0	0	0	+	<p>Likely Significant Effects The University campuses are an integral part of the City’s character and as such it is important that proposed changes to layout and buildings are sensitive to their context and</p>

Education											
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heritage, character and setting.										<p>where possible make a positive contribution to local character. Policies ED1 – ED6 seek to achieve this, and therefore potentially make a positive contribution to sustainable development in the City. Much depends on implementation, however, and there could longer term cumulative impacts depending on the extent of proposed changes, particularly for some sensitive areas such as Heslington. The Heritage Impact Assessment (HIA) noted that the effects of these policies was largely neutral although some positive effects or minor harm may occur. Although there is dependent on implementation of the policies and there would be mitigation through the implementation of other plan policies. <u>Additionally, ED1 specifically requires development proposals to have regard to the historic setting of York and be accompanied with a HIA where appropriate.</u></p> <p>Mitigation Appropriate masterplanning considering local context.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	
15. Protect and enhance York’s natural and built landscape.	+	+	+	-	+	+	0	0	0	+	<p>Likely Significant Effects</p> <p>The policies relating to the development of the City’s Universities should ensure that the implementation of any plans for expansion are sensitive to their context and where possible enhance the built landscape. <u>ED1 specifically requires landscaping to integrate with existing development.</u> The HIA noted largely neutral outcomes on the landscape for these policies however, positive effects on protecting the compactness of the City and protection for the Green Belt were identified for ED2, ED3 and ED4. However, in line with assessment of Policy SS22 there is recognised potential for negative effects. The potential for minor harm was identified for ED6 and ED7. However, the implementation of other policies in the plan would mitigate this potential.</p>

Education										
SA Objective	ED1 – University of York	ED2 – Campus West	ED3– University of York Campus East	ED4 – York St. John University Lord Mayor’s Walk	ED5 – York St. John University Further Expansion	ED6 - Preschool, Primary and Secondary Education	ED7 – York College and Askham Bryan College	ED8 - Community Access to Sports and Cultural Facilities on Education Sites	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										<p>Mitigation Detailed masterplans which set out long term development aspirations, enabling potential cumulative impacts to be assessed.</p> <p>Assumptions None identified.</p> <p>Uncertainties Extent, character and possible cumulative effects of university redevelopment plans.</p>
<p>Summary</p> <p>The appraisal of the suite of Education, Skills and Training policies has identified significant positive effects across a range of objectives, notably those relating to meeting the needs of existing and future residents in respect of service provision and opportunities for training to increase employability (and hence well-being and economic health of the City). Policy support for the development and re-development of the City’s further and higher education campuses should provide a range of opportunities to increase their added value to the City’s economy, as well as management of their estate to potentially provide enhanced biodiversity and green infrastructure. There are potentially opportunities through siting of new facilities and the use of travel plans to use education provision at all levels to secure changes in travel behaviour and hence benefits across for a range of objectives, notably air quality and emissions of greenhouse gases. Positive sustainability effects should result over the short, medium and longer term.</p> <p>No instances of negative or significant negative effects were identified, although there are uncertainties in respect of water efficiency (Objective 10) and waste (Objective 11) associated with plans for new building and refurbishment. However, negative effects could be mitigated through the implementation of Policy CC2 Sustainable Design and Construction which encourages high standards of resource use and management. The potential strength of the positive effect was questioned in a number of instances, although this would not influence the overall positive scoring. Key uncertainties relate to the detail of policy implementation, in particular the degree to which consistency of provision of education facilities and training opportunities can be secured. This is potentially most challenging in respect of ensuring that existing and new communities are provided for on an equal basis. Equally, the extent to which Community Use Agreements can be secured for recreational facilities is uncertain.</p>										

Table J.5 Effects of Placemaking, Heritage, Design and Culture Policies (D1-D10)

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
1. To meet the diverse housing needs of the population in a sustainable way.	+	0	0	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of the proposed policies have no relationship with this objective. However, implementation of Policy D1 would help to ensure that new housing development is well designed and that appropriate building materials are used, and also the highest standards of accessibility and inclusion are considered. These requirements would all help to have positive effects on the provision of housing of a suitable quality to meet the housing needs of York in a sustainable way.</p> <p>There would be positive effects in the short, medium and long term.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
2. Improve the health and well-being of York's population.	+	0	+	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of the proposed policies have no clear relationship with this objective. However, Policy D1 includes a requirement for development proposals to adhere to a number of design points including promoting ease of pedestrian and cycle movement and that spaces and routes must be safe. These measures would help to encourage walking and cycling and ensure the safety of the population of York</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												<p>and therefore make a minor positive contribution towards this objective.</p> <p><u>Additionally, the policy includes criterion that will ensure that new development does not unduly affect residential amenity through noise, disturbance, overlooking or overshadowing. This will help to protect the wellbeing of communities.</u></p> <p>Policy D3 will support the provision of cultural facilities and services, which are recognised as being important for the general wellbeing of a community.</p> <p>There would be positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>Some of these policies have no clear relation with this objective and implementation of the other policies would not directly have any effects on this objective. However, they would have indirect positive effects in respect of educating people about the landscape and historic environment of York but would not help in respect of skills development or training and so it is considered that there would be no overall effects on this objective</p> <p>Mitigation None identified.</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												<p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects The historic environment York clearly plays a very important role in respect of tourism and also therefore the economy of York. Measures to protect the historic environment through these policies would help to safeguard the important role that York’s historic environment plays in regards to the local economy. However this would not directly help to create jobs and deliver growth and so overall effects on this objective are considered to be neutral.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
5. Help deliver equality and access to all.	0	0	+	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of the proposed policies have no clear relationship with this objective. However, Policy D1 requires that development proposals should adhere to a number of design points including the requirement to meet the highest standards of accessibility and inclusion and help to reduce crime and the fear of crime. However, the policy does not promote access to community facilities or address any inequalities and so overall effects on this objective are considered to be neutral. Policy D3 supports the provision of cultural facilities and explicitly promotes access by all. This also supports equality within the City. This is assessed as having a minor positive effect on this objective. Overall, the policies are considered to have a minor positive effect on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	++	0	0	0	0	0	0	0	0	0	++	<p>Likely Significant Effects</p> <p>The majority proposed policies have no clear relationship with this objective. However, implementation of policy D1 includes a number of requirements including that new developments need to promote ease of public pedestrian and cyclist movement and establish natural patterns of connectivity. These requirements would help to deliver a sustainable integrated transport network and</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												therefore have significant positive effects on this objective. Mitigation None identified. Assumptions None identified. Uncertainties None identified.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	0	0	0	0	0	0	0	0	0	+	Likely Significant Effects The majority of the proposed policies have no clear relationship with this objective. However, Policy D1 includes a number of detailed design points which new development must adhere to including promoting ease of public pedestrian and cycling movement. This would not directly minimise greenhouse gases but would help to encourage more walking and cycling and less reliance upon use of the car. Less use of / reliance on cars would help to reduce associated vehicle emissions and have positive effects upon this objective. There would be positive effects in the short, medium and long term. Mitigation None identified. Assumptions None identified. Uncertainties

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)			
												None identified.	
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	+	++	0	0	0	0	0	0	++	0	0	++	<p>Likely Significant Effects</p> <p>Implementation of Policy D2 would help to ensure that there is a good relationship between good landscape design and biodiversity enhancement. This policy also includes a requirement that consideration will be given to the size and function of mature trees. These measures would help to conserve and enhance green infrastructure, biodiversity, geodiversity, flora and fauna.</p> <p>Policy D1 concerns placemaking, and supports development proposals where they will improve existing urban and natural environments which could have a positive effect on the objective.</p> <p>Through the implementation of Policy D8 development proposals would only be supported where they do not have an adverse impact on the park's fundamental character and amenity. As historic parks and gardens will include elements of green infrastructure this policy would help to conserve green infrastructure.</p> <p>For these reasons policies D2 and D8 would have significant positive effects on this objective. There would be significant positive effects in the short, medium and long term.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
9. Use land resources efficiently and safeguard their quality.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
10. Improve water efficiency and quality.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The majority of the proposed policies have no clear relationship with this objective. However, Policy D2 includes a requirement for development proposals to demonstrate a comprehensive understanding of the interrelationship between good landscape design, biodiversity enhancement and water sensitive design. Whilst this would not directly help to improve water quality and efficiency it would help to avoid any further decline in water quality. For these reasons there would be no overall effect on this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												None identified.
11. Reduce waste generation and increase level of reuse and recycling.	+	0	0	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of the proposed policies have no clear relationship with this objective. However, the requirements in Policy D1 for good design could help to reduce the amount of waste produced through inefficient design for example and inclusion of recycling facilities which would have a minor positive effect upon this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>It is assumed that the requirement through Policy D1 for development proposals to adhere to a number of detailed design points including demonstrating the use of best practice would factor in the need to reduce waste generation as part of the design of new developments where possible, and to include facilities for recycling.</p> <p>Uncertainties</p> <p>None identified.</p>
12. Improve air quality.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p>

SA Objective	Placemaking, Design and Culture											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)			
													<p>Uncertainties None identified.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	+	0	0	0	0	0	0	0	0	0	+	<p>Likely Significant Effects The majority of the proposed policies have no clear relationship with this objective. Policy D2 makes reference to water sensitive design which could be important for any development in areas at risk of flooding. Water sensitive design could therefore help to reduce the impact of flooding to people and property. Policy D2 would therefore have positive effects on this objective. There would be positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	++	++	+	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects Implementation of policies D1 – D10 would all help to have significant positive effects on conserving / enhancing York’s historic environment, cultural heritage, character and setting, and its interpretation. The Heritage Impact Appraisal (HIA) notes that policies will largely have a minor or significant positive effect on the</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												<p>townscape and historic environment.</p> <p>These policies would help to ensure that new development proposals are well designed, and would not have any adverse impacts on York’s historic environment. York’s city walls would be protected through Policy D10 which is important given the local importance of these walls to York’s historic environment.</p> <p>Implementation of policy D7 would help to ensure that non-designated heritage assets in York are protected and enhanced through the requirement that development proposals will be supported where they are designed to sustain, enhance and value York’s historic environment. This is consistent with the paragraph 126 of the NPPF concerning the conservation and enhancement of the historic environment. ensure that developments affecting a non-designated asset or its setting will be supported where they conserve the elements that contribute to its significance.</p> <p>Implementation of policy D9 will support policies concerning the conservation and enhancement of heritage assets by requiring the completion of a Heritage Statement for all development proposals that would affect archaeological and/or historic interests. Further brief guidance on the indicative contents of the Heritage Statement could be included in the accompanying text.</p> <p>Implementation of D3 will enable delivery of cultural facilities, including public art, which may complement the setting of the historic environment and contribute to its interpretation and understanding.</p> <p>There would be significant positive effects in the short, medium and long term.</p> <p>Mitigation</p> <p>None identified – all policies would have significant positive effects.</p>

SA Objective	Placemaking, Design and Culture										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)		
												<p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
15. Protect and enhance York’s natural and built landscape.	++	++	+	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Implementation of Policy D2 in particular would have positive impacts on this objective as it sets out specific requirements for new development proposals in respect of landscape and setting, including requirements for landscape enhancements and avoidance of adverse landscape impacts. Policy D1 states that support would be given for new development proposals where they improve poor existing natural environments and also to enhance York’s special qualities. These requirements would help to protect and enhance York’s natural environment.</p> <p>Implementation of the other policies would help to protect York’s built environment through protection for listed buildings, conservation areas, York’s City Walls and Historic Parks and Gardens.</p> <p>Implementation of D3 will enable delivery of cultural facilities, including public art, which may complement the townscape and setting of the built landscape and contribute to its interpretation and understanding.</p> <p>The Heritage Impact Appraisal (HIA) notes that policies will largely have a minor or significant positive effect on the landscape and setting of the City area.</p> <p>Overall there would be significant positive effects on this objective. Effects would be positive in the short, medium and long term.</p>

SA Objective	Placemaking, Design and Culture											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D1 - Placemaking	D2 – Landscape and Setting	D3 – Cultural Wellbeing	D4 – Conservation Areas	D5 – Listed Buildings	D6 – Archaeology	D7 – The Significance of Non-Designated Heritage Assets	D8 – Historic Parks and Gardens	D9 - City of York Historic Environment Record	D10 - York City Walls and St.Marys Abbey Walls (York Walls)			
													<p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
<p>Summary:</p> <p>The implementation of these policies would have significant positive effects on a number of the SA objectives. Implementation of Policy D1 would help to ensure that new housing development is well designed and that appropriate building materials are used, and also the highest standards of accessibility and inclusion are considered and thereby help to meet the diverse housing needs of York’s population in a sustainable way.</p> <p>The promotion of pedestrian and cycling movements would have positive effects on health for the population of York. Policies D2 and D8 would have significant positive effects on objective 8 since green infrastructure would be enhanced through policy D2 and protected as part of requirements through Policy D8 to avoid any adverse impacts on historic parks and gardens. In particular and through the requirements of Policy D7 relating to the significance of non-designated heritage assets, development proposals will be encouraged and supported where they are designed to sustain, enhance, and add value to the special qualities and significance of York’s historic environment. This would have significant positive effects in the short medium and long term.</p> <p>All of the policies, except D3, would have significant positive effects on objectives 14 and 15. The historic environment of York and the natural and built environment would be conserved and protected through the implementation of these policies. The policies would help to control the effects of new development in relation to the historic environment and ensure enhancements for the historic environment and built and natural environment.</p> <p>Minor positive effects from policies D1 and D2 have been identified on objectives 7 and 13, whilst D3 is assessed as having minor positive effect on objective 5.</p> <p>No significant effects were identified on objectives 3, 4, 5, 9 10, 11 and 12.</p> <p>No negative effects or uncertainties have been identified.</p>													

Table J.5 (cont) Effects of Placemaking, Design and Culture Policies (D11 – D14)

SA Objective	Placemaking and Design									Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters							
1. To meet the diverse housing needs of the population in a sustainable way.	0	0	0	0						0	<p>Likely Significant Effects</p> <p>The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
2. Improve the health and well-being of York’s population.	+	0	0	0						+	<p>Likely Significant Effects</p> <p>Policy D11 seeks development that will be safe, when alterations and extensions are undertaken to existing buildings. This is assessed as having a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>

SA Objective	Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
3. Improve education, skills development and training for an effective workforce.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
5. Help deliver equality and access to all.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified,</p> <p>Uncertainties None identified.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p>

SA Objective	Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
response to its effects.												None identified. Assumptions None identified. Uncertainties None identified.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	+	0	0	0							+	Likely Significant Effects Policy D11 seeks the protection and retention of trees, where desirable. This is considered to have minor positive effects on this objective. The remaining proposed policies have no clear relationship with this objective. Overall, there is a minor positive effect from these policies. Mitigation None identified. Assumptions None identified. Uncertainties None identified.
9. Use land resources efficiently and safeguard their quality.	0	0	0	0							0	Likely Significant Effects The proposed policies have no clear relationship with this objective. Mitigation None identified.

Placemaking and Design											Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
												<p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
10. Improve water efficiency and quality.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties</p>

SA Objective	Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
												None identified.
12. Improve air quality.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0							0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
SA Objective	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters								
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	++	++	++	++							++	<p>Likely Significant Effects</p> <p>There are requirements through these policies that other development in historic locations such as shop fronts / shutters and advertisements do not adversely affect the historic environment. These measures would all help to conserve York’s historic environment by preventing inappropriate development that could adversely impact on the historic environment / cultural heritage.</p> <p>The Heritage Impact Appraisal (HIA) notes that policies will largely have a significant positive or neutral effect on the historic environment.</p> <p>There would be significant positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
15. Protect and enhance York’s natural and built landscape.	++	++	++	++							++	<p>Likely Significant Effects</p> <p>Non - designated heritage assets, as well as shop fronts and advertising signs all form part of the built landscape in York. Implementation of the policies D1 to D14 would help to protect the non-designated heritage assets in York and ensure that shop fronts /advertising signs are appropriately designed to blend into the landscape of York.</p>

Placemaking and Design										Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	D11 – Extensions and Alterations to Existing Buildings	D12 - Shopfronts	D13 – Advertisements	D14 – Security Shutters							
											<p>The clear guidance for advertisement design and location would help to ensure that the landscape of York is not adversely affected by inappropriately designed or located signs.</p> <p>Overall impacts of the implementation of these policies would therefore have significant positive effects on this objective.</p> <p>The Heritage Impact Appraisal (HIA) notes that policies will largely have a minor or significant positive effect on the landscape and townscape.</p> <p>There would be significant positive effects in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
<p>Summary</p> <p>Implementation of these policies would help to have significant positive effects on objectives 14 and 15. The policies would help to protect non-designated heritage assets, which form a key part of the historic environment of York and would help to ensure that the design of shop fronts, advertisements and security shutters do not adversely impact on the historic environment. Minor positive effects have been found in relation objectives 2 and 8, relating specifically to the implementation of Policy D11. Due to the specific issues which these policies are seeking to address there is no clear relationship with the other SA objectives.</p> <p>No negative effects or uncertainties have been identified with the implementation of these policies.</p>											

Table J.6 Effects of Green Infrastructure (GI1-7) Policies

SA Objective	Green Infrastructure									Commentary on the effects of each policy*	
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies		
1. To meet the diverse housing needs of the population in a sustainable way.	+	+	-/?	+	+	+	+	+	+	= / ?	<p>Likely Significant Effects</p> <p>Implementation of policies GI1-6 will support provision for diverse housing needs through helping to provide both an attractive setting for all types of housing and access to natural environments and recreational opportunities for all residents. <u>However, GI2a will not allow a net increase in residential development within 400m of Strensall Common and requires additional mitigation (where required) for proposals for development within 5.5km. This could be expected to have a negative impact on housing delivery within this area. However, this effect is likely to be very minor as it would affect windfall development only and therefore, the presence and extent of any negative effect would also be uncertain.</u></p> <p>Policies GI1 and GI3, in particular, will support access to greenspaces for those living in relatively high density environments and therefore offer opportunities for recreation and health which are important complements to suitable housing.</p> <p>Appropriate provision of new open spaces within new development (Policy GI6) should ensure that there is a consistent approach to the provision of open space resources of various types and hence equal opportunity of access for those in different kinds of housing. GI7 will help ensure suitable provision of burial/memorial grounds in accessible places will help support the growing population in the City of York.</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										<p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation, particularly in the provision of open space associated with new development.</p> <p>Uncertainties None. <u>The extent to which windfall development may be limited by GI2a.</u></p>
2. Improve the health and well-being of York's population.	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>It is expected that policies GI-6 will make a significant contribution to improving the health and well-being of the City's population. Together they establish the basis for the protection, enhancement and provision of open space resources all residents to take advantage of, both actively and passively.</p> <p>Access to natural and semi-natural environments of various kinds, and in reasonable proximity to where people live and work, is a long-proven benefit to human health. These policies will make a fundamental contribution to help realise that potential, particularly where Green Infrastructure resources can be joined together as a functional network and used as a means of helping to promote sustainable transport (see Policy T5 Strategic Cycle and Pedestrian Network).</p> <p>The policies will play a part in helping to improve City's air quality (Policy ENV1).</p> <p>Policy GI7 will contribute burial and memorial space, which is required within the City area</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										<p>due to the capacity being met in many locations. The support for appropriate development in the locations where they are needed supports wellbeing of the local population.</p> <p>The policies have the potential to make a significant contribution to maintaining and enhancing the image of the City as a pleasant place to live, work and visit, in turn benefitting the City's economy and hence well-being of the population.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation through securing appropriate funding for provision and that any GI Strategy is able to establish and enhance functional links between various GI resources across the City, complemented by the provision of cycleways, for example.</p> <p>Uncertainties The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport.</p>
3. Improve education, skills development and training for an effective workforce.	+	+	+	+	+	0	+	+	+	<p>Likely Significant Effects If realised to its full potential, the establishment of a Green Infrastructure network across the City could provide a range of opportunities for the training in countryside management and tourism opportunities, for example, as a well as the establishment of new businesses. This is an aspiration that would be realised over the medium and longer term and has uncertainty</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										over implementation. Mitigation None required. Assumptions Assumed that there will be appropriate funding to establish and maintain a functional GI network across the City which could offer increased opportunities in areas such as woodland management. Uncertainties Business Interest in using the GI network as the basis for developing training opportunities.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	+	+	+ / - ?	+	+	0	+	+	+ - / ?	Likely Significant Effects Strongly linked to Objective 3, the City's 'green economy' has the potential to take advantage of the policy commitments to realise a functional Green Infrastructure network across the City. Equally, related to Objective 2, the maintenance, enhancement and creation of open spaces of various types across the City is a critical part the City's image and role in attracting new businesses and retaining existing ones. For G12a, a mix of minor positive and negative effects have been identified in recognition that the policy would limit new housing within the zone of influence which may have minor negative effects on housing delivery in the area (and therefore economic benefits related to this). As noted above, this would only affect windfall development, and therefore the magnitude and extent of such negative effects is likely to be very minor and uncertain to some extent. The effects on new employment land itself delivery are considered to be neutral.

SA Objective	Green Infrastructure										Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies		
											<p>Mitigation None required.</p> <p>Assumptions Assumed that there will be appropriate funding to establish and maintain a functional GI network across the City.</p> <p>Uncertainties Business Interest in using the GI network as the basis for developing training opportunities.</p>
5. Help deliver equality and access to all.	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects Access to areas of greenspace and other recreational opportunities is a fundamental part of equality of opportunity, particularly for relatively deprived areas and certain groups in society who can become marginalised. In both cases, all the policies are likely to be of benefit over the short, medium and longer term. Equally, access to burial and memorial grounds (as proposed by GI7) supports equality to such facilities across the City area.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation through securing appropriate funding for provision and that deficits in current provision, where these exist, can be addressed.</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										<p>Uncertainties</p> <p>None</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	++	0	0	++	0	++	++	+	++	<p>Likely Significant Effects</p> <p>Related to achieving Objective 5, the provision of a range of accessible open space for all residents will help to minimise the need to travel and encourage a modal shift towards cycling and walking. The policies, by seeking the provision of an integrated network of open spaces, and new provision associated with new development will contribute to achieving the required changes in behaviour. Benefits are likely to be secured over the short, medium and longer term and have the potential to be City-wide, although the contribution of sustainable travel plans could be significant factor in successfully achieving the Objective.</p> <p>Mitigation</p> <p>Ensuing that the content sustainable travel initiatives complement the opportunities provided by the green infrastructure resource.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Implementation of sustainable travel initiatives and synergy with the GI network.</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	++	0	+	++	++	++	++	+	++	<p>Likely Significant Effects</p> <p>Promoting the expansion and enhancement of open spaces has the potential to play a part in reducing greenhouse gas emissions, related to motor transport by encouraging more sustainable travel behaviour. Benefits are likely to be realised over the medium to longer as enhancement of the green infrastructure resource will take time to realise, as well as needing to be complemented by other policy interventions such as sustainable travel plans (see Policy T7 Minimising and Accommodating Generated Trips).</p> <p>Open spaces and trees have a critical role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. It is important that these policies work in concert with partner policies concerning, for example flood risk (the City's rivers have significant floodplains [Flood Zone 3] associated with them) (ENV4), density of residential development (H2) and placemaking and design (D1-14).</p> <p>Mitigation</p> <p>Ensuring that education provision is appropriately supported by and cross-referenced to sustainable design and travel initiatives, environmental quality policies and design policies.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Policy integration to address climate change.</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>These policies are the centrepiece of realising the aspiration of Objective 8 and will if consistently implemented, help to establish a sustainable green infrastructure structure across the City, with attendant benefits on other sustainability objectives (notably 2, 5, 7, 12, 14 and 15). The particular challenge rests in policy implementation and the extent to which, through the commitment to the preparation of Green Infrastructure Strategy for the City, genuine connectivity between various open space resources can be achieved, and consequently the ability to address various agendas including more sustainable travel and equality of access to open spaces. Full implementation of these policies is a long term project for the whole of the plan period and beyond, although short and medium term activity will be important to establish where the most effective long term benefits can be secured. The GI Strategy will be a significant starting point, and development activity, particularly on strategic sites has the potential to make a significant contribution to new and perhaps connecting green infrastructure.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>Longer term aspiration based on short and medium term activity.</p> <p>Uncertainties</p> <p>Consistency and timeframe of policy implementation. The extent which new development can contribute to the City's overall GI network in a coherent fashion.</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
9. Use land resources efficiently and safeguard their quality.	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>Safeguarding the quality of the City's green infrastructure resources is an important aspect of resource generally, and these policies will help to realise this objective. In addition, the fundamental linkages between different facets of the land resource are emphasised through these policies, in particular the importance of resource maintenance and enhancement.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>The relative place of green infrastructure resource in the consideration of development priorities.</p>
10. Improve water efficiency and quality.	+	++	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies will make an important contribution to the maintenance and enhancement of water quality by providing natural filtration of run-off, helping to manage runoff patterns and intensity and promoting the efficient working of natural systems. Policy GI2 is assessed as having a significant positive effect on this objective by specifically ensuring water quality is maintained in the River Ouse and River Derwent.</p> <p>Mitigation</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										None identified. Assumptions None identified. Uncertainties None identified.
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	0	0	0	0	Likely Significant Effects No link between this objective and the policies has been identified. Mitigation n/a Assumptions n/a Uncertainties n/a
12. Improve air quality.	++	0	+	++	++	++	++	+	++	Likely Significant Effects Promoting the expansion and enhancement of open spaces and tree cover, particularly in the City Centre and along arterial roads where AQMAs have been designated, has the potential to play an important part in improving air quality across the City, both directly through the dispersal and filtration of particulate matter and indirectly through encouraging more

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										<p>sustainable travel behaviour which will help to reduce vehicle emissions. Benefits are likely to be realised over the medium to longer as enhancement of the green infrastructure resource will take time to realise, as well as needing to be complemented by other policy interventions such as sustainable travel plans (see Policy T7 Minimising and Accommodating Generated Trips).</p> <p>Mitigation None identified.</p> <p>Assumptions None.</p> <p>Uncertainties Implementing sustainable travel initiatives such as through sustainable travel plans and realising a green infrastructure network which presents genuine travel choices.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	++	++	0	++	0	++	++	+	++	<p>Likely Significant Effects</p> <p>The green infrastructure resource is an important part of the City's flood management regime, through providing areas for water to pond during periods of high rainfall and providing buffer areas between river corridors and residential and commercial properties. The significant floodplains associated with the City's main rivers play an important multifunctional role, providing recreational, biodiversity and landscape benefits. Detailed maps of Green Infrastructure and flood risk across the City are set out in Policy SS1,</p> <p>Mitigation</p>

SA Objective	Green Infrastructure									Commentary on the effects of each policy*
	G1: Green Infrastructure	G2: Biodiversity and Access to Nature	G2a: Strensall Common Special Area of Conservation (SAC)	G3: Green Infrastructure Network	G4: Trees and hedgerows	G5: Protection of Open Space and Playing Pitches	G6: New Open Space Provision	G7: Burial and Memorial Grounds	Cumulative effect of the draft policies	
										None identified. Assumptions None identified. Uncertainties The nature and extent of climate change and extreme events both of which might require a significantly greater contribution from green infrastructure in helping to mitigate their effects.
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	++	++	+	++	++	++	++	++	++	Likely Significant Effects The City's green infrastructure resource is a fundamental part of the historic character of the City, providing both a setting for buildings and being part of that inherent character, such as the Strays and the formal Parks and Gardens. As such, the protection and enhancement of the GI resource through Policies G1-7 should help to fully realise the SA Objective. There are particularly important links between Policy G4 Trees and Hedgerows and the suite of policies relating to Placemaking and Design (D1-14). The Heritage Impact Appraisal (HIA) notes largely positive impacts on the historic environment from these policies. Mitigation None identified. Assumptions None identified.

Green Infrastructure										
SA Objective	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies	Commentary on the effects of each policy*
										Uncertainties Ensuring long term commitments to resource protection and enhancement.
15. Protect and enhance York's natural and built landscape.	++	++	+	++	++	++	++	++	++	Likely Significant Effects Strongly related to Objectives 8 and 14, the City's green infrastructure is an integral part of securing this Objective, although it can be vulnerable to long term, cumulative change. As such it will be important to ensure that a strategic view is taken on overall development activity and the potential effects of cumulative change. The Heritage Impact Appraisal (HIA) for these policies notes that there are largely positive impacts for the landscape although recognises that there may be harm from the loss of open space (where appropriate under GI5) to other uses. The implementation of other policies in the plan will help mitigate such impacts. Mitigation Assessment of potential cumulative impacts. Assumptions None identified. Uncertainties Extent, character and possible cumulative effects of City-wide development over the plan period.
Summary										

SA Objective	Green Infrastructure								Commentary on the effects of each policy*
	GI1: Green Infrastructure	GI2: Biodiversity and Access to Nature	GI2a: Strensall Common Special Area of Conservation (SAC)	GI3: Green Infrastructure Network	GI4: Trees and hedgerows	GI5: Protection of Open Space and Playing Pitches	GI6: New Open Space Provision	GI7: Burial and Memorial Grounds	Cumulative effect of the draft policies
	<p>The appraisal of Green Infrastructure policies has identified significant positive effects across many of the objectives. As such these policies are fundamental to realising the sustainable development aspirations for the City over the short, medium and longer term in creating a greener and better connected City which can respond to the needs and aspirations of the population and help to address the impacts of climate change and its natural variability. Their effective implementation will make an important contribution to the health and well-being of York’s residents and workers, the ecological integrity of the City, air and water quality and management and the character and quality of the natural and built landscape.</p> <p>The policies provide the basis for carrying forward aspirations for more sustainable development across the City, although much rests with implementation. There are short, medium and longer term sustainability gains to be realised through implementation of the policies, appropriately supported by other policies relating to travel plans, for example. The green infrastructure policies have a greater or lesser role to play in realising all the SA Objectives and there are important cross-policy linkages to be made, particularly with regard to environmental quality and protection (ENV1-5 and design and the historic environment (D1-14). Implementation of these policies is complementary with attendant benefits for sustainability.</p> <p><u>Negative effects have also been identified against housing (SA Objective 1 and economy (SA Objective 4). This reflects the impact that the policy would have on new residential development. However, the impacts would be minor in nature, reflecting the relatively small area affected by the policy and the fact that only windfall development would be affected. There is also some uncertainty about the presence and extent of such negative effects.</u></p> <p>Some uncertainties exist in relation to the detail of policy implementation, in particular the degree to which enhancement and extension of the green infrastructure network can be realised, although the commitment to drawing up a Green Infrastructure Strategy should provide the basis for a strategic approach to the resource and locally-specific initiatives to enhance the resource, through increasing connectivity for example.</p>								

Table J.7 Effects of Managing Appropriate Development in the Green Belt (GB1-2 4) Policies

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	-	0	0	+	0	<p>Likely Significant Effects</p> <p>The inherent purpose of Green Belt policy is to restrict and direct development and such this influences the availability of property, particularly affordable housing, although Policy GB2 4 makes provision for this through limited development on exception sites. Overall the effect of policies is judged to be neutral.</p> <p>Mitigation</p> <p>That identified through policy GB2 4.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>The extent of the 'hidden' rural housing need and the impact of Green Belt policy on the local housing market.</p>
2. Improve the health and well-being of York's population.	+	0	0	0	+	<p>Likely Significant Effects</p> <p>The Green Belt provides an important recreational and landscape resource for the City's residents within reasonable travelling distance, thus contributing to their health and well-being. Restrictions on development help to protect this. However, access by rights of way can be variable, as can the quality of management leading to a degraded appearance.</p> <p>Mitigation</p> <p>Potential for greater access opportunities and land management through the City's proposed Green Infrastructure Strategy (see policies G11 – 2 4).</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>none</p>

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	0	<p>Likely Significant Effects There is no clear relationship between this Objective and these policies.</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties n/a</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	-	?	0	0	0	<p>Restrictions on commercial development in the Green Belt by definition hinders physical business formation and expansion <u>as construction of new buildings is inappropriate development</u>, although the extent to which this directly affects job creation is uncertain. The overall effect is, however, likely to be minimal, although through appropriate land management there could be some economic opportunities associated with renewable energy crops and woodland management, for example.</p> <p>Mitigation None identified.</p> <p>Assumptions None.</p> <p>Uncertainties The location of businesses in the low carbon sector which are likely to require land to develop or expand (notwithstanding the identification of three solar farm sites under Policy CC4).</p>

Managing Development in the Green Belt							
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies		Commentary on effects of each policy*
5. Help deliver equality and access to all.	0	0	0	+	+	?	<p>Likely Significant Effects Provision for <u>limited</u> affordable housing in the Green Belt should assist with meeting specific demands for housing and hence meet aspirations for equality of access to housing. The extent to which all 'need' can be met through this means is uncertain, however.</p> <p>Mitigation None identified.</p> <p>Assumptions Consistent application of policy.</p> <p>Uncertainties Access to new housing built to high sustainability standards by those with limited means.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	0	0	0	+		<p>Likely Significant Effects Green Belt policy helps to focus development on the existing urban area and as such encourages the concentration of service provision compared to a potential tendency for dispersion, particularly along transport corridors, in the absence of Green Belt policy.</p> <p>Mitigation None</p> <p>Assumptions None</p> <p>Uncertainties None</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	0	0	0	+		<p>Likely Significant Effects Green Belt policy helps to focus development on the existing urban area and as such encourages the concentration of service provision compared to a potential tendency for dispersion, particularly along transport corridors, in the absence of Green Belt policy.</p> <p>Mitigation</p>

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
						<p>None</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	+	+	0	0	+	<p>Likely Significant Effects</p> <p>Protection of greenfield land through Green Belt policy contributes to the maintenance of the overall Green Infrastructure of the City, albeit not necessarily managed for public access or wildlife. As such the effects are positive, but need to be complemented by other, more proactive policies, which enhance Green Belt form and function, achieved over the longer term (over the plan period and beyond).</p> <p>Mitigation</p> <p>The need to encourage more positive management of the Green Belt for wildlife and access, using the proposed Green Infrastructure Strategy for the City (see Policies GI1-6)</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>The extent to which the Green Belt can be more positively managed for wildlife and access.</p>
9. Use land resources efficiently and safeguard their quality.	+	+	0	0	+	<p>Likely Significant Effects</p> <p>These policies encourage concentration of development in the existing urban area and use of brownfield land over greenfield. However, by virtue of its proximity to the urban edge, the location of Green Belt land, can sometimes be as or more sustainable than non-Green Belt land.</p> <p>Mitigation</p> <p>None</p> <p>Assumptions</p>

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
						None Uncertainties None
10. Improve water efficiency and quality.	0	0	0	0	0	Likely Significant Effects There is no clear relationship between this Objective and these policies. Mitigation n/a Assumptions n/a Uncertainties n/a
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	Likely Significant Effects There is no clear relationship between this Objective and these policies. Mitigation n/a Assumptions n/a Uncertainties n/a

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
12. Improve air quality.	+	0	0	0	0	<p>Likely Significant Effects Restrictions on development help to maintain air quality through its contribution to the City's Green Infrastructure, although development can be pushed beyond the Green Belt thus increasing commuting distances. Overall, the effect is judged to be neutral.</p> <p>Mitigation Provision of sustainable transport options.</p> <p>Assumptions None</p> <p>Uncertainties The precise effects on commuting patterns.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	+	0	0	0	+	<p>Likely Significant Effects Green Belt can help to perform an important flood mitigation function by helping to steer development away from vulnerable areas, being an additional layer of development control.</p> <p>Mitigation None</p> <p>Assumptions None</p> <p>Uncertainties None</p>

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	++	++	+	0	++	<p>Likely Significant Effects</p> <p>York's Green Belt plays a significant role as part of the setting for the City and its overall character, particularly in preserving long-distance views into the City. No other policy can systematically and on a City-wide scale achieve this objective, particularly over the long-term.</p> <p>The Heritage Impact Appraisal (HIA) notes that the policies on the Green Belt will largely have positive impacts on the historic environment by ensuring urban form is retained and important landmarks which make significant contribution to the historic environment (such as the Minister) would not be harmed.</p> <p>Mitigation None</p> <p>Assumptions None</p> <p>Uncertainties The extent to which required Green Belt release to accommodate development will compromise its overall function.</p>
15. Protect and enhance York's natural and built landscape.	++	++	+	0	++	<p>Likely Significant Effects</p> <p>York's Green Belt plays a significant role as part of the setting for the City and its overall character. The Green Belt is a significant element of the City's Green Infrastructure resource providing a protected land resource over the long term.</p> <p>The Heritage Impact Appraisal (HIA) notes that the policies on the Green Belt will largely have positive impacts on the landscape. GB24 may have positive or negative effects, depending on implementation of the policy. However, the implementation of other plan policies and the requirement for heritage statements where appropriate would mitigate negative impacts.</p> <p>Mitigation None</p>

Managing Development in the Green Belt						
SA Objective	GB1: Development in the Green Belt	GB2: Development in Settlements Washed Over by the Green Belt	GB3: Reuse of Buildings	GB2 4: Exception Sites for Affordable Housing in the Green Belt	Cumulative effect of the draft policies	Commentary on effects of each policy*
						<p>Assumptions None</p> <p>Uncertainties The extent to which required Green Belt release to accommodate development will compromise its overall function.</p>
<p>Summary</p> <p>Whilst Green Belt policies are inherently restrictive on new development, the policies contain a degree of flexibility in accommodating specific needs, notably exceptions for the provision of affordable housing. The effectiveness of these policies need to be monitored, but the overall effect of the policies is judged to range from neutral to significant positive, the latter from their role in protecting the City's rural hinterland and hence setting for its unique character. The contribution of Green Belt to the City's Green Infrastructure (Policies GI1-6) is particularly significant, being a resource for public access, landscape character, biodiversity, maintenance of air quality and flood risk mitigation, although these functions require active management to achieve their full potential.</p> <p>No significant negative effects were identified and where there are potential negative effects (for instance with regard to the provision of housing to meet local needs) monitoring on policy effectiveness can be applied.</p>						

Table J.8 Effects of Climate Change (CC1-3) Policies

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	+0	+	+	+	<p>Likely Significant Effects</p> <p>Implementation of Policy CC2 is likely to have a positive effect as a result of higher sustainable construction standards leading to improvements to the future housing stock, and improvements to existing dwellings when they are extended, and creating the opportunity for people to occupy/own energy and water efficient housing, whatever their background.</p> <p>CC1 requires Energy Masterplans to be produced for the strategic sites to ensure the most appropriate low carbon and renewable technologies are deployed. CC3 requires all new <u>major</u> developments to <u>assess the feasibility and viability of connecting to an existing decentralised network or identified future network provide a connection to combined heat and power unless not feasible</u>. This will contribute to the development of quality housing stock supported by sustainable energy solutions.</p> <p>Mitigation None identified.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
2. Improve the health and well-being of York's population.	+	+	+	+	<p>Likely Significant Effects</p> <p>Over the longer term, the provision of renewable energy generation for the City and energy efficiency across the City's housing stock could make a contribution to the well-being of the population through greater self-sufficiency (for example and, and standards of building design and construction which should help to reduce energy and water use, in turn helping those on lower incomes. However, these potential benefits apply largely to new build, even though CC2 will apply to conversions and changes of buildings and extensions to dwellings, and not to those in the existing housing stock where retrofitting to higher energy efficiency standards is a long-term and expensive process.</p> <p>CC1 specifically requires renewable and low carbon technology development proposals to have regards to the</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Constructio n of New Developme nt	CC3: <u>Decentralised</u> <u>Energy</u> District Heating and Combined Heat and Power Networks	Cumulative effect of the draft policies	Commentary on effects of each policy*
					<p>impacts on residential amenity, air quality, emissions, noise, odour, water pollution thereby mitigating the effects from such development.</p> <p>Mitigation None identified.</p> <p>Assumptions None.</p> <p>Uncertainties The extent to which and how quickly integrated networks of energy provision can be created.</p>
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	<p>Likely Significant Effects There is no clear relationship between this Objective and these policies.</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties n/a</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	++	++	++	<p>Likely Significant Effects Full implementation of the policies will help to create the conditions within which a City-wide low carbon economy can be created over the long term, based on sustainably constructed and run new housing stock and City-wide energy generation initiatives. This will make a significant contribution to this objective which would also lead to an increase in employment opportunities in the low carbon sector.</p> <p>Mitigation None identified.</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
					<p>Assumptions Consistent, City-wide implementation of the policies.</p> <p>Uncertainties The extent to which opportunities for low carbon development are integrated with wider economic development opportunities.</p>
5. Help deliver equality and access to all.	+0	+	+	+	<p>Likely Significant Effects These policies help to create the conditions under which everyone has access, over the long term, to new water efficient, energy efficient and low carbon housing, built to a high standard and to sustainable designed and constructed community facilities which could help reduce energy running costs. As a consequence policies CC1, CC2 and CC3 would have a positive effect against this Objective.</p> <p>Mitigation None identified.</p> <p>Assumptions Consistent application of policy.</p> <p>Uncertainties Access to new housing built to high sustainability standards by those with limited means.</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
6. Reduce the need to travel and deliver a sustainable integrated transport network.	0	+	0	0	<p>Likely Significant Effects</p> <p>The requirement in policy CC2 that all new non-residential buildings <u>over 1,000m²</u> should achieve BREEAM 'excellent' <u>where feasible and viable</u> will ensure that all new qualifying developments have considered aspects of sustainable location within the evaluation. This includes proximity of good public transport networks, thereby helping to reduce transport-related pollution and congestion.</p> <p>This in conjunction with other policies concerning location and transport (such as T1 and T7) will ensure a minor positive effect on this Objective from CC2.</p> <p>Mitigation</p> <p>None identified, although an enhancement measure could be made by including proximity to public transport and local community facilities by alternatives to the car, as part of those criteria identified for inclusion in the Sustainability Statement identified in the accompanying text to CC2.</p> <p>Assumptions</p> <p>Consistent application of policy.</p> <p>Uncertainties</p> <p>None identified.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	++	++	++	++	<p>Likely Significant Effects</p> <p>It is noted that the modelling completed by Carbon Descent on behalf of the Council indicate that without intervention to reduce carbon emissions, emissions in York could rise by around 31% by 2050. Implementation of the policies has the potential to make a significant contribution, over the long term, to reducing the City's greenhouse gas emissions, with benefits for the City, region and further afield.</p> <p>CC1 supports the appropriate development of renewable and low carbon technologies, CC2 requires high standards of sustainable design and construction including achieving <u>an on-site carbon emissions reduction of a minimum of 31% over and above the requirements of Building Regulations Part L (2013) 49% reduction in Dwelling Emission Rate against the Target Emission Rate</u>, and BREEAM 'excellent' standards for non-residential development, and CC3 seeks all new <u>major development to assess the viability of connecting to a present or future decentralised energy network or site wide network if neither feasible or viable connect to, or</u></p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
					<p>be capable for connecting to, combined heat and power networks, thereby supporting low carbon technologies.</p> <p>Mitigation None identified</p> <p>Assumptions Consistent implementation of the policy.</p> <p>Uncertainties Viability of construction to CSH4 and beyond.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	0	0	0	0	<p>Likely Significant Effects CC1 ensures that the effects (if any) of any new development proposals on nature conservation sites and features are considered and given due weight to in the decision making process. This should ensure that there are no adverse effects arising from this policy on this Objective.</p> <p>Mitigation None identified, although a range of other policies (such as GI1) identify a range of appropriate mitigation measures.</p> <p>Assumptions Consistent implementation of the policy.</p> <p>Uncertainties None identified</p>
9. Use land resources efficiently and safeguard their quality.	?	0	0	0	<p>Likely Significant Effects CC1 encourages the development of renewable and low carbon energy generation developments on brownfield land but the extent to which this will take place is uncertain at this stage. The policy (CC1) may lead to the reuse of brownfield land but this is dependent on the sites brought forward.</p> <p>Mitigation n/a</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Constructio n of New Developme nt	CC3: <u>Decentralised</u> <u>Energy</u> <u>District</u> <u>Heating and</u> <u>Combined</u> <u>Heat and</u> <u>Power</u> <u>Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
					Assumptions n/a Uncertainties The specific sites that come forward for renewable energy generation.
10. Improve water efficiency and quality.	0	+	0	+	Likely Significant Effects Policy CC2 promotes the efficient use of resources which includes water use as part of a wider sustainable design and construction. As such, over the longer term, there are potentially significant beneficial effects, although this only relates to new build property. CC1 requires development proposals to consider the impacts in terms of water pollution, although the effects are likely to be neutral. Mitigation None identified Assumptions Consistent implementation of the policy. Uncertainties Viability of construction to CSH4 and beyond.
11. Reduce waste generation and increase level of reuse and recycling.	+	+	0	+	Likely Significant Effects The policies promote the efficient use of resources which includes water use as part of a wider sustainable design and construction, and the encouragement reuse and recycling of materials. As such, over the longer term, there are potentially significant beneficial effects, although this only relates to new build property. Mitigation None identified Assumptions Consistent implementation of the policy. Uncertainties

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Constructio n of New Developme nt	CC3: <u>Decentralised</u> <u>Energy</u> <u>District</u> <u>Heating and</u> <u>Combined</u> <u>Heat and</u> <u>Power</u> <u>Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
					Viability of construction to CSH4 and beyond.
12. Improve air quality.	+	+	+	+	<p>Likely Significant Effects</p> <p>Implementation of the policies over the longer term will potentially make a contribution to the enhancement of air quality on a regional and national scale through contributing to a reduction in harmful greenhouse gas emissions.</p> <p>Mitigation</p> <p>None identified</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>The consistency and extent of implementation will determine the long term effects of the policy.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear relationship between this Objective and these policies.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>n/a</p>
14. Conserve or enhance York's historic	0	0	0	0	<p>Likely Significant Effects</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*
environment, cultural heritage, character and setting.					<p>CC1 ensures that the effects (if any) of any new development proposals on national and internationally designated heritage sites or landscape areas are considered and given due weight to in the decision making process. This should ensure that there are no adverse effects arising from this policy on this Objective. The Heritage Impact Appraisal (HIA) notes largely neutral impacts from these policies.</p> <p>Mitigation None identified, although a range of other policies (such as D5, D6 and D7) identify a range of appropriate mitigation measures.</p> <p>Assumptions Consistent implementation of the policy.</p> <p>Uncertainties None identified</p>
15. Protect and enhance York's natural and built landscape.	0	0	0	0	<p>Likely Significant Effects CC1 ensures that the effects (if any) of any new development proposals on national and internationally designated heritage sites or landscape areas are considered and given due weight to in the decision making process. This should ensure that there are no adverse effects arising from this policy on this Objective. The Heritage Impact Appraisal (HIA) notes largely neutral impacts from these policies.</p> <p>Mitigation Potential for landscape enhancement and a range of other policies (such as D1) identify a range of appropriate mitigation measures.</p> <p>Assumptions Consistent implementation of the policy.</p> <p>Uncertainties None identified</p>

Climate Change					
SA Objective	CC1: Renewable and Local Carbon Energy Generation and Storage	CC2: Sustainable Design and Construction of New Development	CC3: <u>Decentralised Energy District Heating and Combined Heat and Power Networks</u>	Cumulative effect of the draft policies	Commentary on effects of each policy*

Summary

Overall, these policies have the potential to have positive effects on a range of sustainability objectives which seek to promote sustainable development across the City. This is particularly notable in respect of reducing greenhouse gas emissions, creating a low carbon economy and advancing health and well-being. These benefits are likely to be realised over the long term (i.e. beyond the plan period). The net effect across the City as a whole will be a shift towards a low carbon economy (with attendant opportunities for job creation for example) and more sustainably constructed housing, commercial and public building stock. No potentially negative effects were identified, although the extent and timescale of implementation can be uncertain given the reliance on the private sector for delivery.

Table J.9 Effects of Environmental Quality and Flood Risk (ENV1-5) Policies

SA Objective	Environment Quality and Flood Risk					Cumulative effect of the draft policies	Commentary on the effects of each policy*
	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage		
1. To meet the diverse housing needs of the population in a sustainable way.	0	+	+	+	+	+	<p>Likely Significant Effects</p> <p>None of the policies in this section will have a significant effect in respect of housing delivery, although some will support the delivery of housing in a sustainable manner.</p> <p>The implementation of policies ENV2 and ENV3 will complement the meeting of housing need across the City by facilitating development that is of a good environmental quality, ensuring that levels of pollution and impacts on amenity are reduced within new developments. Although new housing will have some impact on the environment, especially on greenfield land, these policies should have a positive effect in ensuring the development is sustainable.</p> <p>Policies ENV4 and ENV5, meanwhile, will ensure that new development is delivered in sustainable locations away from flood risk areas and/or that appropriate mitigation is implemented (where development is located in Flood Zone 3). <u>The policy requires development in areas of flood risk to be informed by a site specific Flood Risk Assessment (FRA), following the Sequential Test and if required, the Exception Test.</u></p> <p>Overall, the policies in this chapter have been assessed as having a positive effect on Objective 1.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties The number of sites that will be impacted by land contamination issues.</p>

SA Objective	Environment Quality and Flood Risk					Cumulative effect of the draft policies	Commentary on the effects of each policy*
	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage		
2. Improve the health and well-being of York’s population.	++	++	++	+	+	++	<p>Likely Significant Effects</p> <p>Policy ENV1 relates to air quality and states that development will only be permitted if the impacts on air quality are acceptable and it will ensure mechanisms are in place to mitigate adverse impacts and prevent exposure to poor air quality to help protect human health. Additionally, the policy requires an <u>Air Quality Assessment for major applications; applications within an AQMA; applications with potential to generate significant air quality impacts; or include air quality sensitive uses</u> exposure assessment where development is proposed in areas of existing, or future, air quality concern. In this assessment, applicants will have to <u>quantify emissions from the proposals air quality impacts and exposure and demonstrated how these will be minimised and mitigated demonstrate the suitability of the location for human habitation has been assessed and a mitigation strategy is prepared where there is potential for exposure to unacceptable levels of air pollutants.</u></p> <p>Policy ENV2 supports this sustainability objective by helping to manage environmental quality. The policy states that development will not be permitted where future occupiers and existing communities would be subject to significant adverse environmental impacts. Further stating that the proposals likely to have such impacts on amenity will need to demonstrate that impacts have been evaluated and proposals will not damage human health.</p> <p>Policy ENV3 will also have a significant positive effect. The policy refers to land contamination, stating that where sites <u>may be</u> are affected by contamination they must be accompanied by a contamination assessment, with development identified as being <u>known to be or potentially to be affected by contamination</u> at risk not being permitted where a <u>contamination assessment does not fully assess the risks and where remedial measures will not deal effectively with the levels of contamination</u> .</p> <p>The policies seek to ensure that development does not impact upon human health, including new and existing communities, with mitigation measures and studies in certain cases proposed, without such, development will not be permitted and with the policies significant positive effect on health and well-being.</p> <p>As such, the policies should in principle make an important contribution to meeting this objective albeit over the long term and subject to the influence of numerous other factors.</p> <p>Policies ENV4 and ENV5 will indirectly support health and well-being by directing development away from areas of flood risk, requiring the adoption of appropriate mitigation measures and improving water quality. However, they</p>

Environment Quality and Flood Risk							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage			
							<p>will not have a direct impact on the health of the population and in consequence; their effect on this objective has been assessed as positive only.</p> <p>Overall, the policies contained in this chapter are expected to have a significant positive effect on Objective 2.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties Potential uncertainty regarding the degree to which full and effective provision can be achieved (notwithstanding legal obligations associated with air quality, amenity and land contamination).</p>	
3. Improve education, skills development and training for an effective workforce.	0	0	0	0	0	0	<p>Likely Significant Effects The policies contained in this section will not affect education provision. On balance, the policies contained in this chapter have been assessed as having a neutral effect on Objective 3.</p> <p>Mitigation None required.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
4. Create jobs and deliver growth of a	0	0	0	0	0	0	<p>Likely Significant Effects</p>	

Environment Quality and Flood Risk						Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage		
sustainable, low carbon and inclusive economy.							<p>The majority of policies contained in this section are unlikely to support the creation of jobs and delivery of economic growth.</p> <p>On balance, the policies contained in this chapter have been assessed as having a neutral effect on Objective 4.</p> <p>Mitigation None required.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
5. Help deliver equality and access to all.	0	0	0	+	+	+	<p>Likely Significant Effects</p> <p>None of the policies contained in this chapter are likely to have a significant effect in delivering equality and access for all.</p> <p>Flood Risk (ENV4 and ENV5) policies will aim to promote safety and security of both people and property (an identified component of this objective), by ensuring development is directed away from high risk areas, thus protecting new and existing property.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties None.</p>

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
	Commentary on the effects of each policy*					
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	+	0	0	0	0
	<p>Likely Significant Effects</p> <p>None of the policies in this section will have a significant effect on reducing the need to travel and delivering a sustainable integrated transport network.</p> <p>However, policies ENV1 and ENV2 will positively impact the delivery of a more sustainable transport network, which will seek to reduce congestion by providing a range of measures to ensure detailed strategies and studies are conducted to ensure that a sustainable integrated transport network can be implemented as part of the proposed developments.</p> <p>For example ENV1 states that for <u>major applications; applications within an AQMA; applications with potential to generate significant air quality impacts; or include air quality sensitive uses</u> minor or major planning applications, an emission statement should identify how these emissions will be minimised and mitigated against. Further to the policy the Reasoned Justification specifically links to the need for a detailed emissions assessment or a full Air Quality Impact Assessment <u>will be required</u>. if a development generates or increases traffic congestion, significant change to traffic volumes, significant change to vehicle speed, significantly traffic composition or includes significant new car parking. Therefore the policy will positively aim to improve traffic congestion, support the reduction in car use and therefore promote sustainable forms of travel.</p> <p>ENV2 would also support a positive effect on this sustainability objective, by ensuring that issues including noise, vibrations, odour, fumes/emissions, which all could be transport issues in proposed developments, are taken into consideration when proposals are considered. This could decrease the use of the car, promote more sustainable forms of transport and improve congestion.</p> <p>Mitigation</p> <p>Ensuring these policies provide the mitigation measures required to implement the integrated transport network.</p> <p>Assumptions</p> <p>Assumed that there will be consistent policy implementation</p> <p>Uncertainties</p>					

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
Commentary on the effects of each policy*						
						Implementing sustainable travel initiatives.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	++	+	+	+	+	<p>Likely Significant Effects</p> <p>Policy ENV1 will have a significant positive effect in minimising greenhouse gases. Other policies do support positive responses to tackling, mitigating and deliver responses to the causes of climate change.</p> <p>ENV1 will have a significant effect because the policy will aim to secure development that has an acceptable impact on air quality and mitigate any adverse impacts. It will reduce emissions to the air, improve air quality and aim for applicants to minimise total emissions from their proposed development, which as this will include carbon emissions will therefore support the goals of the objective to reduce greenhouse gases.</p> <p>ENV2 and ENV3 will also have a positive impact, by supporting the reduction of emissions from proposed developments, ensuring the highest levels of environmental quality and ensuring sites with hazardous material are treated appropriately before development is taken forward.</p> <p>ENV4 will support planning to adapt to the likely effects of climate change, by ensuring development is directed away from areas subject to flood risk. ENV5 will aim to implement adaptation measures to tackle the effects flood risk in new development, thus promoting sustainable design and managing any future risks and consequences of climate change.</p> <p>Therefore overall there will be a significant effect on this sustainability objective, as all the above policies are aiming to minimise greenhouse gas emissions, but also deliver a managed response to the effects of climate change, including those from flood risk.</p> <p>Mitigation None</p> <p>Assumptions Assumed that there will be consistent policy implementation</p> <p>Uncertainties</p>

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
Commentary on the effects of each policy*						
						The effect of wider climate change policies on the environment and what is required to be implemented.
8. Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment	+	+	+	+	+	+
						<p>Likely Significant Effects</p> <p>Although there are no likely significant effects expected, all the policies will deliver some positive benefits to the conservation and enhancement of green infrastructure and the natural environment</p> <p>A number of the policies, particularly ENV5, will deliver some sort of green infrastructure (potentially blue infrastructure in the form of SUDs) that will conserve but also enhance biodiversity and ecology.</p> <p>Policies ENV1, ENV2 and ENV3 aim to protect the environment which will include designated/non designated species and habitats. For example by limiting the issues of air quality, this will not only protect human health, it will reduce the impact on species that have habitats close to the proposed development. Similarly, by managing environmental quality and ensuring that land contamination is dealt with appropriately this could enhance and conserve the ecological assets of the city.</p> <p>Overall, the policies contained in this chapter have been assessed as having a positive effect on Objective 8.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>Assumed that there will be consistent policy implementation.</p> <p>Uncertainties</p> <p>None.</p>

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
Commentary on the effects of each policy*						
9. Use land resources efficiently and safeguard their quality.	0	++	++	0	+	++
<p>Likely Significant Effects</p> <p>There are likely to be significant positive effects as a result of the implementation of Policy ENV2 and Policy ENV3. Policy ENV2 seeks to protect the environmental quality of the land. The policy states that development will not be permitted where future occupiers and existing communities would be subject to <u>unacceptable harm</u> significant adverse environmental impacts, with specific issues relating to dust and vibration relating specifically to safeguarding the quality of the land.</p> <p>Similarly ENV3, which relates to land contamination, will ensure that land is used efficiently and that appropriate assessments on contaminated land have taken place before development occurs. Development identified at risk from contamination will not be permitted where the assessment does not fully assess the risks, and/or where the remedial measures will not deal effectively with the levels of contamination.</p> <p>ENV5, through SUD implementation will also have a positive impact on contamination, with the policy stating it could minimise the risk of pollution.</p> <p>Policies ENV1 and ENV4 have been assessed as having a neutral effect on this objective.</p> <p>Overall, this chapter has been assessed as having a significant positive effect on Objective 9.</p> <p>Mitigation None identified.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties None.</p>						

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
Commentary on the effects of each policy*						
10. Improve water efficiency and quality.	0	+	+	0	++	++
<p>Likely Significant Effects</p> <p>As a result of the implementation of policy ENV5, there could be some potentially significant positive benefits. In terms of water quality, the implementation of SUDs could minimise the risk of pollution and contribute to an improvement in water quality.</p> <p>Policies ENV2 and ENV3 are likely to help ensure that pollution does not impact upon water quality. ENV2 will ensure that development will not be permitted where future occupiers and existing communities would be subject to significant adverse environmental impacts, which would include impacts on water quality. The policy states that if there are likely to be environmental impacts on amenity of the surrounding area, the application must be accompanied by evidence that illustrates impacts have been evaluated and it will not result in a loss of character, amenity or damage to human health. Similarly ENV3, through land contamination assessments, will ensure that there is no impact on water quality, without remedial measures, that could potentially impact sites.</p> <p>Policies ENV1 and ENV4 have been assessed as having a neutral effect on this objective.</p> <p>In light of provisions contained in Policy ENV5 in particular, this chapter has been assessed as having a significant positive effect on water quality.</p> <p>Mitigation None.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties None.</p>						

SA Objective	Environment Quality and Flood Risk					Cumulative effect of the draft policies	Commentary on the effects of each policy*
	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage		
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The policies contained in this chapter are expected to have a neutral effect on this objective.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. Improve air quality.	++	++	+	0	0	++	<p>Likely Significant Effects</p> <p>Policy ENV1 specifically relates to air quality and seeks to <u>ensure that the impact on air quality is acceptable and required to minimise or mitigate exposure to pollution as a result of the proposal mitigate adverse impacts of development on air quality, reduce further exposure to poor air quality and protect human health.</u> This <u>requires an Air Quality Assessment entails placing emission strategies with minor and major planning applications, with more detailed information required for major applications, applications within an AQMA which will have, applications with potential to generate a significant impact, or include air quality sensitive uses.</u> This will help to decrease emissions to air, contribute to improvements in local air quality, consistent with the requirements of AQMAs and therefore, the implementation of this policy is expected to have a significant positive effect on this objective.</p> <p>Similarly Policy ENV2 has also been assessed as having a significant positive effect on this objective. The policy states that development will <u>be permitted it does not unacceptably harm the amenities of existing and future occupants and neighbouring communities not be permitted where future occupiers and existing communities would be subject to significant adverse environmental impacts due to odour, dust and fumes/emissions, which means the policy supports the goals of the objective to improve air quality.</u></p> <p>EN3 could have a positive effect on climate change by supporting the reduction of emissions from proposed</p>

SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies	Commentary on the effects of each policy*
							<p>developments, ensuring the highest levels of environmental quality and ensuring sites with hazardous material are treated appropriately before development is taken forward.</p> <p>All other policies are considered to have a neutral effect for objective 12.</p> <p>Overall, this chapter has been assessed as having a significant positive effect on air quality.</p> <p>Mitigation None identified.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p> <p>Uncertainties Implementing sustainable travel initiatives.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	++	++	++	<p>Likely Significant Effects</p> <p>Policies ENV4 and ENV5 are likely to have a significant positive effect on the objective. The policies specifically aim to minimise flood risk, both from new development and on existing development, with Policy ENV5 aiming to promote sustainable drainage.</p> <p>The other policies contained in this chapter have been assessed as having a neutral effect on this objective.</p> <p>Overall, this chapter has been assessed as having a significant positive effect on flood risk.</p> <p>Mitigation Development proposed would be subject to detailed flood risk assessment and policies ENV4 and ENV5.</p> <p>Assumptions Assumed that there will be consistent policy implementation.</p>

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
Commentary on the effects of each policy*						
						<p>Uncertainties None identified.</p>
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	0	+	0	0	0	<p>Likely Significant Effects No significant effects on Objective 14 have been identified in respect of the policies contained in this chapter. However, Policy ENV2 specifically sets out that evidence will be required as part proposals where there is the potential for <u>adverse environmental impacts some of which (such as light, noise and vibration) may affect heritage assets or their setting. Indirect positive effects are therefore assessed. on local character and distinctiveness.</u> This is expected to help ensure that adverse impacts on local character arising from new development are identified, assessed and considered as part of the planning application process. The Heritage Impact Appraisal (HIA) identifies primarily neutral impacts from these policies although there are some uncertainties in relation to ENV4, although other policies in the plan would provide mitigation. Overall, the policies contained in this chapter have been assessed as having a minor positive effect on Objective 14.</p> <p>Mitigation None identified.</p> <p>Assumptions Assumed that there will be consistent policy implementation</p> <p>Uncertainties None identified.</p>
15. Protect and enhance York’s natural and built landscape.	0	+	0	+	+	<p>Likely Significant Effects Although it is unlikely that the policies contained in this chapter will have a significant effect on landscape, there is the potential for several policies to have a positive effect on this objective- Policies ENV2, ENV4 and ENV5. These</p>

Environment Quality and Flood Risk						
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk	ENV5- Sustainable Drainage	Cumulative effect of the draft policies
						<p>Commentary on the effects of each policy*</p> <p>effects would be to ensure that the natural and built landscape is protected, for example ENV2 would ensure that mitigation measures and evidence are required if there is a potentially an impact <u>on artificial light, which can affect landscape on public spaces or open countryside.</u></p> <p>ENV4 would have a positive impact, by directing proposed development away from areas of flood risk, but also by ensuring that proposed developments do not impact existing built and natural landscapes within York. ENV5, will also support the objective, by ensuring that new development take into consideration flood risk, deliver appropriate mitigation measures therefore protecting the natural and built landscape where required.</p> <p>The Heritage Impact Appraisal (HIA) identifies primarily neutral impacts from these policies although there are some uncertainties in relation to ENV4, although other policies in the plan would provide mitigation.</p> <p>Overall, the policies contained in this chapter have been assessed as having a positive effect on Objective 15.</p> <p>Mitigation None.</p> <p>Assumptions Assumed that there will be consistent policy implementation</p> <p>Uncertainties None.</p>
<p>Summary</p> <p>The appraisal of Environmental Quality policies has identified significant positive effects across some objectives (6 of the 15 objectives). As such these policies are fundamental to realising the sustainable development aspirations for the City over the short, medium and longer term in creating a city which address the impacts of climate change and its natural variability and ensure development</p>						

Environment Quality and Flood Risk					Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	ENV1- Air Quality	ENV2 –Managing Environmental Quality	ENV3 – Land Contamination	ENV4- Flood Risk		
<p>is delivered in a sustainable manner. Their effective implementation will make a significant contribution to the health and well-being of York’s residents and workers, flood risk, air and water quality and management and land quality.</p> <p>The policies provide the basis for carrying forward aspirations for more sustainable development across the City, although much rests with implementation. There are short, medium and longer term sustainability gains to be realised through implementation of the policies, appropriately supported by other policies relating to travel plans, for example. The environmental quality policies have a greater or lesser role to play in realising all the SA Objectives and there are important cross-policy linkages to be made, particularly with regard to transport (T1-T12), green infrastructure (G11-G17) and sustainable development (SD1). Implementation of these policies is complementary with attendant benefits for sustainability.</p>						

Table J.10 Effects of Waste (WM1) and Minerals (WM2) Policies

SA Objective	Waste						Cumulative effect of the draft policies	Commentary on the effects of each policy*
	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
1. To meet the diverse housing needs of the population in a sustainable way.	0	0					0	<p>Likely Significant Effects</p> <p>The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
2. Improve the health and well-being of York's population.	+	+					+	<p>Likely Significant Effects</p> <p>Policy WM1 will help to reduce the amount of waste which is generated and therefore reduce the amount of waste which is sent to landfill. This will have associated positive health impacts as it would help to ensure that increased health risks from landfilling of waste are avoided.</p> <p>This policy states that new waste facilities will only be allowed where they would not give rise to significant adverse impacts on the amenity of local communities. This approach would help to ensure that there are no adverse health impacts from new waste facilities.</p> <p>Policy WM2 will only allow future areas for mineral extraction / planning applications permitted where there would not be unacceptable levels of pollution and that there are no adverse impacts on the amenities of occupiers/users of nearby dwellings and buildings. Whilst such measures will not directly help to improve the health and well-being of York's population they will help to avoid any adverse health impacts from minerals extraction.</p> <p>Mitigation</p>

SA Objective	Waste						Cumulative effect of the draft policies	Commentary on the effects of each policy*
	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>No mitigation required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	
3. Improve education, skills development and training for an effective workforce.	0	0				0	<p>Likely Significant Effects The proposed policies have no clear relationship with this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	+	+				+	<p>Likely Significant Effects Implementation of policies WM1 and WM2 will help with the objective of growing a sustainable economy. Policy WM1 provides for the identification of suitable further capacity for the management of future municipal waste arisings. This will ensure that future waste arisings from economic activity and growth will be accommodated in a manner that is consistent with sustainable waste management principles and the waste management hierarchy. WM2 provides for the safeguarding of mineral resources that will be necessary to support future growth in the City of York, and by encouraging increasing reuse and recycling of construction and demolition waste seeks to ensure that such further demands on virgin resources are as sustainable as possible.</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>There would also be potential new job creation from new waste and minerals sites which would have positive effects on economic growth.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions None identified.</p> <p>Uncertainties It is uncertain at this stage the extent to which new waste or minerals sites would create jobs and contribute to growth as it would depend upon the nature and size of such sites as to whether there was any new jobs created and how many.</p>	
5. Help deliver equality and access to all.	+	+				0	<p>Likely Significant Effects By ensuring the future provision of waste management capacity in York, Policy WM1 will help to ensure that future homeowners and occupiers will continue to have access to municipal waste collection and management services, thereby having positive effects on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	+					+	<p>Likely Significant Effects</p> <p>Implementation of policy WM1 will help to reduce the need to transport waste through seeking to reduce waste production, co-locating waste facilities where possible and through promoting on site waste management of waste. Policy WM1 also stipulates that planning permission would only be granted for waste facilities in sustainable locations.</p> <p>Implementation of policy WM2 will help to ensure that any new minerals sites are accessible by sustainable modes of transport through a requirement that any new minerals sites are accessible by sustainable modes of transport.</p> <p>For these reasons it is considered that the implementation of these policies would have positive effects on this objective.</p> <p>.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	+					+	<p>Likely Significant Effects</p> <p>Implementation of policies WM1 and WM2 will help to reduce the amount of waste which is sent to landfill, which would help to reduce harmful emissions from landfill where such emissions are not currently captured.</p> <p>The alternative waste management options being promoted seek to maximise the calorific value of waste, and generate most power for least emissions. However, all options will lead to emissions of CH4 and CO2, which would have effects on climate change.</p>

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>Policy WM1 will help to have significant positive impacts on waste reduction, to co-locate waste facilities where possible and promote on site management of waste where it arises. Such measures will help to reduce the need to transport waste, reduce vehicle emissions and thereby help minimise greenhouse gas emissions.</p> <p>Policy WM2 specifically states that allocation of any future areas for mineral extraction / planning applications permitted where there would be no significant climate change impacts. This would have long term and permanent positive effects on climate change.</p> <p>Overall effects are therefore considered to be positive with immediate short term as well as medium and long term impacts.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions No assumptions identified.</p> <p>Uncertainties No uncertainties identified.</p>	
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	0	++				++	<p>Likely Significant Effects</p> <p>Through seeking to manage waste sustainably in implementing Policy WM1 the Council will only grant permission for new waste facilities where there would not be any significant adverse impacts on the natural environment. This commitment would help to limit the rate of any decline of the natural environment, but would not specifically help to conserve or enhance the natural environment. On this basis there would be no significant effects from Policy WM1 on this objective.</p> <p>Under policy WM2, there may be opportunities for enhancement with the restoration of minerals sites which could help to enhance green infrastructure, biodiversity, geodiversity, flora and fauna. Beneficial after uses in addition to restoration would help to ensure that former minerals sites contribute to an accessible and high quality natural</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							environment. For these reasons overall effects are considered to be significantly positive. Mitigation Consideration should be given as to whether there should be a commitment through Policy WM1 to encourage measures to enhance the natural environment through permitting new waste facilities, for example through new habitat/planting/greenspace or to at least cross reference to the requirements of Policy GI2. Assumptions It is assumed that for the granting of minerals working that any sites permitted would be required to put in place appropriate mitigation measures to protect the natural environment whilst the mineral is extracted. Uncertainties None identified.	
9. Use land resources efficiently and safeguard their quality.	+	+				+	Likely Significant Effects Implementation of policies WM1 and WM2 would help to minimise the amount of waste which is sent to landfill, thereby requiring less land for landfill and to use minerals in a sustainable way, which would help to use this natural resource efficiently. Policy WM1 prioritises the importance of developing existing facilities, and also outlines the importance of sustainable locations and so minimising the demand for new land, or land that is inappropriate to the proposed use. Policy WM2 emphasis the reuse and recycling of construction and waste materials seeks to minimise the demand for new aggregates. Where sites are identified, clear commitment is made to site restoration, so effects (in terms of land use), whilst long term are not necessarily permanent. For these reasons effects are considered to be positive in the short, medium and long term.	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	
10. Improve water efficiency and quality.	0	+					<p>Likely Significant Effects</p> <p>WM1 and WM2 seek to reduce the quantity of waste requiring disposal via landfill, which will seek to affect and reduce the quantity/potential contamination risks of any leachate being produced for this disposal route.</p> <p>However, the implementation of these policies could have adverse impacts on water quality without appropriate mitigation measures in place, particularly in respect of waste capacity or minerals sites. However permission for any new waste or minerals sites would need to be consistent with other policies in the plan such as ENV4 and ENV5 and so this would help to avoid potential adverse impacts on water quality.</p> <p>As part of sustainable waste management the Council will only allow new waste facilities where there would be no significant adverse impacts on the natural environment. This would not directly improve water quality but would help to prevent a reduction in water quality, along with other policies in the plan dealing with environmental protection and sustainable design.</p> <p>With regards to new minerals sites these would only be permitted where it is ensured that flood water and drainage is appropriately managed. This would ensure any discharges from the new mineral sites is appropriately captured, treated and discharged to sewer to ensure it would not have an adverse effect on existing water quality. Restoration of minerals sites could help to improve water quality.</p> <p>Overall it is considered that there would be no direct effects from Policy WM1 on this objective but minor positive effects from Policy WM2 through the requirement that new minerals sites are only permitted where flood water and</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							drainage is appropriately managed and potential opportunities for improving water quality as part of the restoration of minerals sites. Mitigation None identified. Assumptions None identified. Uncertainties None identified.	
11. Reduce waste generation and increase level of reuse and recycling.	++	++				++	Likely Significant Effects Implementation of policies WM1 and WM2 will complement the need to reduce waste generation and encourage recycling through effective management of waste, safeguarding of existing waste facilities and provision of new facilities where required. WM2 will help to ensure that minerals are used sustainably and that use of non-renewable mineral resources is minimised. All of the measures in these policies are therefore likely to have significant positive effects on reducing waste generation and increasing re-use and re-cycling. Mitigation No mitigation required. Assumptions None identified. Uncertainties Whilst the policy will have positive impacts on waste reduction, impacts will in part be reliant upon behavioural changes in order to have sustained impacts and there is therefore an element of uncertainty around the extent of	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							behavioural changes and associated positive effects.	
12. Improve air quality.	+	+				+	<p>Likely Significant Effects</p> <p>Whilst the implementation of these policies will not directly improve air quality, they will help to reduce the need for waste and minerals to be transported by HGV and thereby reduce the distance travelled by any waste collection vehicles. This may have an effect on vehicle movements due to changes in collection frequency; however, as more vehicles are used to collect segregated wastes, this effect is not yet clear. Reductions in the distance travelled and the number of HGV movements would indirectly help to improve air quality across York. There are likely to be short, medium and long term positive effects with respect to improving air quality.</p> <p>In conjunction with the requirements of Policy ENV1 there will be overall positive effects on this objective.</p> <p>Mitigation No mitigation required.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>	
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	+				+	<p>Likely Significant Effects</p> <p>Policy WM1 states that new waste facilities will only be granted planning permission in appropriate sustainable locations. However, this policy does not specifically reference flood risk as a consideration in granting planning permission for new waste sites, but any new waste sites would need to be in accordance with Policies ENV4 and ENV5 so overall impacts would collectively ensure no adverse effects..</p> <p>The Councils requirements for sustainable minerals management includes</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>Mitigation</p> <p>To ensure that there are no adverse impacts on flooding in respect of new waste sites a requirement could be added to Policy WM1 that planning permission would only be granted for new waste facilities in areas at lowest risk of flooding.</p> <p>Assumptions</p> <p>It is assumed that new waste and minerals sites would only be allowed in areas at lowest risk of flooding, or that appropriate mitigation would be required if any sites were in flood risk areas to minimise risks of flooding.</p> <p>Uncertainties</p> <p>Whilst flood risk is not a specific consideration for granting of permission for any new waste sites which could create uncertainty in respect of effects flood risk, it is considered that the cumulative effects of policies in the plan (notably EN4 and ENV5) would remove any risks of uncertainty in relation to flood risk.</p>	
14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.	+	++				+	<p>Likely Significant Effects</p> <p>Policy WM1 would only allow permission for new waste facilities where there would not be significant adverse impacts on the historic environment. This would help to prevent any future decline in York’s historic environment, but would not directly help to conserve or enhance the historic environment. However, the avoidance of significant adverse impacts and requirement in Policy WM2 (as detailed below) to conserve / enhance the historic environment, as well as requirements of other policies in the plan will help to have positive effects on this objective.</p> <p>Policy WM2 specifically states that any new minerals in the City of York will only be permitted if York’s heritage and environmental assets are conserved and enhanced and that proposals do not result in unacceptable harm on the historic environment. This would have significant positive effects on this objective.</p> <p>Mitigation</p> <p>No mitigation required.</p> <p>Assumptions</p>	

Waste							Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management						
							<p>No assumptions identified.</p> <p>Uncertainties</p> <p>Whilst the measures in these two policies will help to conserve York’s historic environment, the potential impacts from new waste or minerals sites can only be fully considered on a site by site basis.</p>	
15. Protect and enhance York’s natural and built landscape.	+	++				+	<p>Likely Significant Effects</p> <p>In accordance with requirements of policy WM1, planning permission would only be granted for new waste facilities where there would not be significant adverse impacts on the natural environment. This would help to prevent decline of the natural environment but would not directly contribute to enhancing York’s natural and built landscape.</p> <p>Policy WM2 will only allow future areas for minerals extraction/permission of planning applications if there are no unacceptable impacts on the natural environment.</p> <p>There is also a requirement as part of sustainable minerals management to ensure that once any extraction of minerals has ceased that a high standards of restoration and beneficial after uses are achieved. This could involve landscape enhancements/improvements which would have positive effects on this objective, particularly for the long term once minerals have been worked and sites restored.</p> <p>The measures in these policies will therefore help to ensure that the natural environment is protected from further decline and potentially enhanced through restoration of minerals sites.</p> <p>Mitigation</p> <p>Consideration should be given to including a requirement in Policy WM1 to enhance the natural environment through new habitats / plantings / greenspace / offsetting, or at least to cross reference to the requirements of Policy GI2: Biodiversity and Access to Nature.</p> <p>Assumptions</p> <p>Whilst the measures in these two policies will help to protect York’s natural environment the potential impacts from new waste or minerals sites can only be fully considered on a site by site basis, taking into account the local</p>	

Waste						Cumulative effect of the draft policies	Commentary on the effects of each policy*
SA Objective	WM1 Sustainable Waste Management	WM2 Sustainable Minerals Management					

							characteristics of any sites. Uncertainties None identified.
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Summary:

The appraisal of the waste and minerals policies has identified significant positive effects across a range of objectives, notably those relating to transport, conserving green infrastructure and the natural environment, reduction of waste generation, both from reducing waste produced, increasing rates of recycling and managing minerals sustainably. Whilst Policy WM1 will not directly contribute to conserving and enhancing the historic environment, it will help to avoid any potential future decline of the historic environment. However Policy WM2 includes a specific requirement for new minerals sites that York’s Heritage Assets are conserved and enhanced. There are opportunities with the restoration of minerals sites to enhance the natural environment of York. Positive sustainability effects on these objectives should result over the short, medium and long term.

Positive effects have also been identified in respect of health and well-being given that Policy WM1 will help to reduce the amount of waste sent landfill and both of these policies will help to reduce vehicle emissions through reducing the need to transport waste / minerals by HGV. This would also have positive effects on air quality.

Positive effects of this policy would complement efforts in the Joint Municipal Waste Management Strategy prepared in conjunction with North Yorkshire County Council and the District Councils within North Yorkshire for dealing with the area’s rubbish for the next 20 to 25 years.

No direct sustainability effects have been identified in respect of some of the objectives, including housing need, education and equality and access.

No negative effects from these policies have been identified.

It is recommended that consideration is given to including a requirement in Policy WM1 to enhance the natural environment through new habitats / plantings / greenspace / offsetting, or at least to cross reference to the requirements of Policy GI2: Biodiversity and Access to Nature.

There is some uncertainty around the extent to which there would be behavioural changes in respect of waste reduction for example through recycling and other measures which could have an impact on the positive effects on objective 11. Also and notwithstanding the requirements of Policy ENV4 there is some uncertainty around the potential impact of new waste facilities on flooding since Policy WM1 does not reference flood risk as a consideration in whether to grant permission for new waste facilities.

Table J.11 Effects of Transport and Communications Policies T1-T9 and C1

SA Objective	Transport and Communications											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure			
1. To meet the diverse housing needs of the population in a sustainable way.	0	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The proposed policies have no clear relationship with this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>None identified.</p>
2. Improve the health and well-being of York’s population.	++	+	0	0	++	0	++	0	0	0	0	++	<p>Likely Significant Effects</p> <p>Implementation of policy T2 would help to reduce reliance on vehicle use by improving public transport infrastructure, which would in turn help to reduce vehicle emissions and which could have positive effects in relation to improving health and well-being in York, particularly in those areas of poorer air quality covered by the AQMAs.</p> <p>Implementation of policy T1 would help to maximise the use of sustainable modes of transport and requires development proposals to demonstrate that priority is given to pedestrians and cyclists as well as public transport. Alongside measures in Policy T5 to improve and develop new networks for walking and cycling, and T7 to provide an environment more conducive to walking and cycling, policy T1 provides encouragement for more walking and cycling in York which would have</p>

Transport and Communications												
SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>subsequent positive effects on improving the health and well-being of York's population in the short, medium and long term.</p> <p>Implementation of policy T7 would help to minimise generated trips from new development. However, the extent of any benefits from this e.g. reduced vehicle emissions (and subsequent health benefits) from fewer car journeys would depend upon the extent and detail of development proposals and how much such developments may impact on the transport network. On this basis it is considered that effects from this policy on this objective are neutral.</p> <p>Implementation of Policy C1 would help to control the effects of developing high quality communications infrastructure, including a requirement that such infrastructure is designed to avoid adverse impact on residential amenity of people and property. Whilst this would not directly help to improve the health and well-being of York's population it would help to avoid any adverse health impacts from communications infrastructure.</p> <p>Overall effects on this objective are considered to be significantly positive from the implementation of Policies T1, T5 and T7.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Transport and Communications											Commentary on the effects of each policy*	
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies	
<p>3. Improve education, skills development and training for an effective workforce.</p>	+	+	0	0	+	0	0	0	0		+	+	<p>Likely Significant Effects</p> <p>Implementation of Policies T1 and T2 would help to improve access through the delivery of public transport improvements in York. Whilst these policies would not directly help to improve education, skills development and training, they would help those people in disadvantaged communities have better access to education and training facilities and opportunities through improved public transport provision. On this basis it is considered that there would be positive effects upon this objective from this policy.</p> <p>The majority of the other policies have no clear relationship with this objective.</p> <p>Implementation of Policy C1 would help to support the delivery of high quality communications infrastructure where there would be no adverse effects and Next Generation Access (NGA) in new development, where viable. High quality communications infrastructure would help to facilitate better access to jobs and training, which would help to improve education and skills development, and have positive effects on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>

SA Objective	Transport and Communications										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	+	+	+	+	+	0	0	+	+		+	+	<p>Likely Significant Effects</p> <p>Whilst none of these policies would directly create jobs and deliver growth, maximising the use of sustainable modes of transport and improvements to public transport as set out in Policies T1 and Policies T2 would help to ensure that economic growth is sustainable. These policies would help to ensure that travel associated with any new jobs created are sustainable and can be accommodated within York's integrated transport infrastructure.</p> <p>Implementation of Policy T3 would help to facilitate passenger growth at York station. Additionally, the policy supports development of the station as a hub for York and the wider sub-region and for high speed rail (HS2 and Northern Powerhouse Rail). This would help to further increase access to other areas of the country including London and Manchester Airport and strengthen economic links with these places. It is therefore considered that this policy would help deliver growth of a sustainable economy.</p> <p>Implementation of policy T4 would help to deliver capacity improvements on the highway network in York. This would help to ensure that economic growth in York is not constrained by congestion and would therefore have a positive effect on this objective.</p> <p>Implementation of Policy T5 would help to encourage a modal shift away from private motor vehicle use to more active and sustainable modes of transport, which would help to support sustainable economic growth and have positive effects on this objective.</p> <p>Implementation of Policy T7 would help to ensure that all new development proposals demonstrate mitigation measures for an</p>

SA Objective	Transport and Communications										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
5. Help deliver equality and access to all.	+	+	+	+	+	0	0	0	0		+	+	<p>increase in use of private motor vehicles resulting from the proposed development and include measures to reduce such use. This would help to ensure that any new economic development minimises adverse impacts in respect of use of non-sustainable modes of transport and encourages greater use of sustainable modes of transport to access new jobs.</p> <p>Policy T9 supports the development of alternative-fuel fuelling stations and freight consolidation centres. This would help to ensure more efficient delivery of freight across York and the wider Yorkshire region and beyond. This would help to deliver economic growth and have positive effects on this objective.</p> <p>Overall there would be positive effects on this objective in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p> <p>Likely Significant Effects Implementation of Policies T1 – T5 would help to deliver greater access to all to be able travel in York through public transport, highway and cycle and pedestrian improvements. This would have a minor positive</p>

SA Objective	Transport and Communications					Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements							effect on this objective in the short, medium and long term. Implementation of Policy C1 would help to support the delivery of high quality communications infrastructure where there would be no adverse effects. High quality communications infrastructure would help to facilitate better access to community facilities/services and therefore have positive effects on this objective. Mitigation None identified. Assumptions None identified. Uncertainties None identified.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	++	++	++	-	++	0	++	++	+	0	++	Likely Significant Effects The various measures in Policies T1-T3 would help to increase use of sustainable modes of transport, which would have significant positive effects upon this objective in the short, medium and long term. The policies would also make a significant contribution to delivery of the Local Transport Plan 2011-2031 (LTP3). Implementation of policy T4 could result in an increase in vehicle use, which would be incompatible with the need to reduce travel. However, there is a distinction between measures looking to reduce travel within the city including between new residential areas and new places of employment, and any measures aimed at improving the strategic road network which will include journeys between York and other strategic

Transport and Communications											
SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies
											<p>Commentary on the effects of each policy*</p> <p>destinations. Any measures that look to improve intercity movement (such as those providing upgrades/improvements to the A64, A1237 and A19) could increase vehicle movements. For these reasons it is considered that there would be negative effects from the implementation of this policy on this objective. There are also implications for other road users from major road/junction improvements and measures to support sustainable transport, including cycle path provision etc, should be considered during the design of upgrades/improvements to limit negative effects here.</p> <p>Implementation of Policy T5 would help to encourage a modal shift away from private motor vehicle use to more active and sustainable modes of transport <u>including supporting schemes in York's emerging Local Cycling and Walking Infrastructure Plan (LCWIP)</u>. This would help to deliver a sustainable transport network and have significant positive effects on this objective.</p> <p>Implementation of Policy T6 would help to prevent the loss of disused public transport corridors <u>where they could be reused</u>. However, this would not directly help to reduce the need to travel and deliver a sustainable integrated transport network. There would therefore be no significant effects from the implementation of this policy on this objective.</p> <p>Implementation of policies T7 and T8 would have significant positive effects on this objective since both policies seek to control the demand for and impact of private car use.</p> <p>Policy T9 would help to deliver an integrated transport network through the proposed development of a freight control centre.</p>

SA Objective	Transport and Communications										Cumulative effect of the draft policies	Commentary on the effects of each policy*	
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
													<p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	++	++	++	-	++	0	++	+	+		0	++	<p>Likely Significant Effects</p> <p>Implementation of a number of these policies would help to reduce reliance on and use of private motor vehicles. In turn this would help to reduce vehicle emissions and have positive effects in relation to climate change. These policies would therefore have significant positive effects on this objective.</p> <p>Implementation of Policy T4 would result in improvements to the strategic road network would contribute to short term positive effects on this objective (from reducing congestion and so reducing emissions), but medium-long term negative effects arising from increased intercity travel and associated vehicle emissions (including greenhouse gases). Overall it is considered that there would be negative effects from the implementation of this policy on this objective.</p> <p>Overall the implementation of these policies would have significant positive effects on this objective, notwithstanding the negative effects from Policy T4.</p> <p>Mitigation</p>

SA Objective	Transport and Communications										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure		
												<p>None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear relationship between the implementation of the majority of these policies and this objective. However, T9 would support new development for alternative-fuel fuelling stations and freight consolidation centres. When considered alongside other policies in the plan, notably the requirements of Policies GI2, GI3 and GI4, and assuming that appropriate mitigation is implemented at the detailed planning application stage for any sites that come forward, it is not considered that there would be any overall adverse effects on this objective from the implementation of Policy T9.</p> <p>Policy C1 would require applications to be accompanied by a feasibility study to justify the provision and location of the facility, if they proposing development in areas of sensitivity (which includes sites of nature conservation value). Additionally, the policy only supports development proposals where there are no significant or demonstrable adverse impacts (on nature conservation sites) that outweigh the benefits of the scheme.</p> <p>Mitigation None identified.</p>

SA Objective	Transport and Communications											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
													<p>Assumptions None identified.</p> <p>Uncertainties There is potential for ecological enhancements as part of the development of alternative-fuel fuelling stations and freight consolidation centres. However, the detail of any such improvements and associated positive effects could only be fully determined at the detailed planning application stage. It is therefore uncertain what if any positive effects there may be on this objective.</p>
9. Use land resources efficiently and safeguard their quality.	+	+	+	-	+	+	+	0	+		+	+	<p>Likely Significant Effects</p> <p>The implementation of a number of these policies would see the development of new transport related infrastructure, which would involve land take and therefore use of land resources. However, it is considered that development of sustainable transport infrastructure would use land efficiently and have positive effects upon this objective.</p> <p>Policy T6 seeks to protect land resources at or near public transport corridors, interchanges and facilities. The policy aims to ensure that best use is made of the development potential around public transport corridors. Re-use of existing public transport corridors and infrastructure would help to reduce the need for new transport infrastructure and use land efficiently in respect of this.</p> <p>Implementation of freight consolidation centres through Policy T9 would help to co-ordinate the delivery of freight from fewer locations and avoid the requirement for multiple freight consolidation places and use less land, which would have positive effects on this objective.</p>

SA Objective	Transport and Communications											Commentary on the effects of each policy*	
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies	
													<p>Implementation of Policy T8 would help to control the demand for private motor vehicle use and to reduce the amount of land required for parking spaces, which would have positive effects on this objective.</p> <p>Highway capacity improvements would involve use of land for non-sustainable modes of transport which is not considered to be an efficient use of land, and so implementation of Policy T4 would have negative effects upon this objective. However, it is considered that this is unavoidable to avoid congestion problems in York, particularly for the cross city traffic on radial routes through the city centre which T4 seeks to address, as referenced in the supporting explanation text in the plan for Policy T4.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
10. Improve water efficiency and quality.	0	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>There is no clear relationship between the implementation of the majority of the policies and this objective.</p> <p>Mitigation None.</p> <p>Assumptions</p>

SA Objective	Transport and Communications											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
													None. Uncertainties None.
11. Reduce waste generation and increase level of reuse and recycling.	0	0	0	0	0	0	0	0	0	0	0	0	Likely Significant Effects Implementation of Policy T4 would see the development of several highway network capacity improvement schemes and implementation of Policy T5 strategic cycle and pedestrian improvements. This would inevitably result in waste generation. Similarly through Policy T9 there would be waste production from freight consolidation. However, there is always potential in highway schemes to use recycled aggregate as part of the hardcore laid down, so schemes could use recycled products as well as creating waste aggregates. Also and when considered alongside other policies in the plan, notably the requirements of Policy WM1 it is not considered that there would be any overall adverse effects on this objective. On this basis it is considered that there would be no significant effects from the implementation of these policies on this objective. It is considered that there is no clear relationship between the rest of the policies and this objective. Mitigation None identified. Assumptions

SA Objective	Transport and Communications											Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres		Policy C1 – Communications Infrastructure		
													None identified. Uncertainties None identified.
12. Improve air quality.	++	++	++	-	++	0	+	++	0		0	++	Likely Significant Effects Implementation of Policies T1, T2, T3, T5 and T8 would help to reduce reliance upon the private motor vehicle and increase use of sustainable modes of transport. Together with the requirements of Policy ENV1, there would be positive effects on this objective since increased use of sustainable modes of transport would help to reduce vehicle emissions with subsequent benefits for air quality. York currently has Air Quality Management Areas (AQMA's) for areas of York where the elevated concentrations of nitrogen dioxide are a problem and that there is a risk for human health. Promotion of sustainable modes of transport would help to reduce the concentrations of negative nitrogen dioxides in the AQMA's and further enhance the positive effects of Policies T1, T2, T3, T5 and T8. Implementation of Policy T4 could result in short term improvements in air quality from a reduction in congestion but then medium and long term negative effects as overall vehicle numbers increase. Implementation of Policies T7 and T8 would help to minimise reliance upon the car. This would in turn help to improve air quality and have

Transport and Communications											
SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies
											<p>Commentary on the effects of each policy*</p> <p>positive effects on this objective.</p> <p>The development of freight consolidation centres under Policy T9 could result in an increase in HGV use which would lead to an increase in vehicle emissions and have negative effects in relation to air quality. However, consolidating loads could mean fewer delivery vehicles entering the city centre, which could help reduce air quality impacts of these vehicles. However, when considered alongside other policies in the plan, notably the requirements of Policy ENV1 it is not considered that there would be any overall negative effects on this objective.</p> <p>Overall it is considered that the implementation of Policies T1-3, T5 and T8 would have significant positive effects on this objective in the short, medium and long term.</p> <p>Policy T8 would also have positive effects through the support for providing spaces for lower emission vehicles.</p> <p>Notwithstanding the negative effects arising from Policy T4, overall impacts from the implementation of these policies on this objective is considered to be significantly positive. The Council's Air Quality Action Plan would also help to have positive effects in respect of improving air quality.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties</p>

SA Objective	Transport and Communications										Cumulative effect of the draft policies	Commentary on the effects of each policy*
	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure		
												None identified.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	0	0	0	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>The development of new transport infrastructure, public transport, highway and cycle and pedestrian improvements could have adverse effects on this objective without appropriate mitigation in place. However, when considered alongside other policies in the plan, notably Policy ENV4 it is not considered that there would be any adverse effects and so overall effects are considered to be neutral.</p> <p>The proposed freight consolidation centre at Askham Bryan has not been identified as being in an area at risk of flooding.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>It is assumed that new transport related infrastructure would be located in areas at lowest risk of flooding or that such development would need to accord with other policies (e.g. ENV4) in this plan and/or that appropriate mitigation is applied for any adverse effects.</p> <p>Uncertainties</p> <p>None identified.</p>
14. Conserve or enhance York’s historic environment,	0	0	++	0	0	0	0	0	0	0	++	<p>Likely Significant Effects</p> <p>In general the majority of the policies could have positive or negative effects on this objective dependent upon implementation. However,</p>

Transport and Communications											
SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies
cultural heritage, character and setting.											<p>Commentary on the effects of each policy*</p> <p>when considered alongside other policies in the plan, notably the design and placemaking policies, it is not considered that there would be any overall negative effects. Furthermore the Heritage Impact Assessment (HIA) notes that implementation of other policies (design) and where appropriate production of heritage statements for new transport developments would be crucial in ensuring the transport policies have no adverse effects.</p> <p>Implementation of Policy T3 would have significant positive effects on this objective since the policy specifically references that the plan will support proposals that conserve and enhance the elements that contribute to the significance of the Grade II Listed station.</p> <p>The HIA noted that for Policy T3 that ‘proposals that enhance the Grade II* station and its setting that conserve and enhance its historic environment, particularly those that improve the visual amenity at the station and its environs, are likely to result in significant positive impacts on the stations architectural character. Further, as one of York’s diverse landmark monuments, the Station buildings add richness and interest to the City’s townscape.’</p> <p>Policy C1 requires applications to be accompanied by a feasibility study to justify the provision and location of the facility, if they are proposing development in areas of sensitivity (which includes conservation areas, listed buildings and their setting and areas of visual importance including key views). The policy supports proposals where there are no significant or demonstrable adverse impacts that outweigh the benefits of the scheme on these, and non-designated, assets.</p>

SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Deamnd Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies	Commentary on the effects of each policy*
												<p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There could be enhancements to York’s historic environment, cultural heritage, character and setting through the public transport, strategic highway and cycle and pedestrian improvements outlined in policies T2 and T5. However, any such enhancements could only be determined at the detailed planning application stage and so it is uncertain what if any positive effects there may be and the extent of any positive effects on this objective.</p>
15. Protect and enhance York’s natural and built landscape.	0	0	++	0	0	0	0	0	0	0	++	<p>Likely Significant Effects In general the majority of the policies could have positive or negative effects on this objective dependent upon implementation. However, when considered alongside other policies in the plan, notably the design and placemaking policies, it is not considered that there would be any overall negative effects. Furthermore the Heritage Impact Assessment (HIA) notes that implementation of other policies (design) will be crucial in ensuring no adverse effects in relation to York’s natural and built landscape.</p> <p>Implementation of Policy T3 would have significant positive effects on this objective since the policy specifically references that the plan will support proposals that conserve and enhance the elements that contribute to the significance of the Grade II* Listed station and improve</p>

Transport and Communications											
SA Objective	Policy T1 – Sustainable Access	Policy T2 – Strategic Public Transport Improvements	Policy T3 – York Railway Station and Associated Operational Facilities	Policy T4 – Strategic Highway Network Capacity Improvements	Policy T5 – Strategic Cycle and Pedestrian Improvements	Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac	Policy T7 – Minimising and Accommodating Generated Trips	Policy T8 – Demand Management	Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres	Policy C1 – Communications Infrastructure	Cumulative effect of the draft policies
											<p>Commentary on the effects of each policy*</p> <p>the setting and approaches.</p> <p>Policy C1 requires applications to be accompanied by a feasibility study to justify the provision and location of the facility, if they are proposing development in areas of sensitivity (which includes Green Belt, strays, green wedges, and areas of visual importance including key views). The policy supports proposals where there are no significant or demonstrable adverse impacts that outweigh the benefits of the scheme on these areas of sensitivity.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties There could be enhancements to York’s natural and built landscape through the public transport, strategic highway and cycle and pedestrian improvements outlined in policies T2, T4 and T5. However, any such enhancements could only be determined at the detailed planning application stage and so it is uncertain what if any positive effects there may be and the extent of any positive effects on this objective.</p>

Transport and Communications	
SA Objective	<p>Policy T1 – Sustainable Access</p> <p>Policy T2 – Strategic Public Transport Improvements</p> <p>Policy T3 – York Railway Station and Associated Operational Facilities</p> <p>Policy T4 – Strategic Highway Network Capacity Improvements</p> <p>Policy T5 – Strategic Cycle and Pedestrian Improvements</p> <p>Policy T6 – Development at or Near Public Transport Corridors, Interchanges, & Fac</p> <p>Policy T7 – Minimising and Accommodating Generated Trips</p> <p>Policy T8 – Demand Management</p> <p>Policy T9 – Alternative-fuel fuelling stations and freight consolidation centres</p> <p>Policy C1 – Communications Infrastructure</p> <p>Cumulative effect of the draft policies</p> <p>Commentary on the effects of each policy*</p>

Summary

There would be significant positive effects on a number of the objectives. Notably objectives, 2, 6, 7, 12, 14 and 15. The majority of the policies would help to increase use of sustainable modes of transport and reduce reliance upon private motor vehicle use. In turn this would help to reduce vehicle emissions which would have significant positive effects in respect of health and well-being, climate change and air quality. Overall the policies would help to reduce the need to travel and deliver a sustainable and integrated transport network, which would have significant positive effects on objective 6. Policy T3 specifically references that the plan will support proposals that enhance the Grade II Listed station and its setting that conserve and enhance its historic and natural environment, which would have significant positive effects on objectives 14 and 15. There would be significant positive effects in the short, medium and long term.

The policies would have positive effects on objectives 3, 4, 5 and 9. The policies would help to ensure that economic growth is sustainable and that access to jobs and training opportunities can be undertaken by sustainable modes of transport. Increasing capacity at York railway station would help to increase access to the wider Yorkshire region and beyond and have further positive effects in relation to sustainable economic growth. There would also be positive effects from policy T9 as the policy would help to development sustainable integrated transport infrastructure, which is considered to be an efficient use of land and also to safeguard existing transport routes and infrastructure such that they may be able to be re-used in the future. This would help to reduce the amount of new land needed for transport related development and help to use land efficiently.

Negative effects have been identified in relation Policy T4 on objectives 6, 7 and 9 due to the fact that implementation of this policy would lead to an increase in vehicle use with subsequent negative effects on climate change and air quality. It is also considered that use of land for non-sustainable modes of transport is not an efficient use of land, but as noted above this is unavoidable in order to reduce congestion, particularly on the inner ring road in York.

When considered alongside other policies in the plan, it is considered that there would be no overall effects on objectives 8, 10, 11 and 13. Also, it is considered that there is no clear relation between these policies and objective 1.

The main uncertainties relates to the fact that development of transport related infrastructure through implementation of these policies could provide enhancements for biodiversity, the historic environment and the natural and built landscape of York.

Table J.11 Effects of Delivery and Monitoring: Policy DM1

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
1. To meet the diverse housing needs of the population in a sustainable way.	+	+	<p>Likely Significant Effects</p> <p>The implementation of this policy along with H10 will provide the necessary policy framework to secure affordable housing on new development sites. Furthermore, by ensuring that there is sufficient appropriate social, physical and economic infrastructure to service the needs of any proposed development, including health facilities, education and community facilities, the policy makes a substantial contribution to ensuring the resulting development is an attractive place to live, compatible with the Vision, Spatial Strategy and Objectives of the Local Plan. <u>DM1 also allows for consideration of viability which will help support delivery of housing within the District.</u></p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties None identified.</p>
2. Improve the health and well-being of York's population.	+	+	<p>Likely Significant Effects</p> <p>Implementation of policy DM1 would help to improve the health and well-being of York's population through the provision of physical, social and green infrastructure which is referenced within the policy. The provision of community facilities, sports pitches, education facilities green infrastructure and public transport improvements all have the potential to provide opportunities for physical exercise or improve social interaction and personal wellbeing. Developer contributions will also be expected to be made towards healthcare and emergency facilities.</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
			<p>The policy has the potential to make a positive contribution to maintaining and enhancing the image of the City as a pleasant place to live, work and visit, in turn benefitting the City's economy and hence well-being of the population.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties Consistency and timeframe of policy implementation</p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	+	+	<p>Likely Significant Effects</p> <p>Through the delivery of development sites over the plan period, this policy has the potential to deliver additional education facilities and local employment and training initiatives.</p> <p>Implementation of Policy DM1 has the potential to help to facilitate better access to jobs and training, which would help to improve education and skills development, and have positive effects on this objective.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
			Consistency and timeframe of policy implementation.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	+	+	<p>Likely Significant Effects</p> <p>Through the delivery of new infrastructure to service the proposed development, policy DM1, along with the wider local plan, has the potential to create jobs directly. The policy also has the potential to facilitate indirect employment opportunities through local training initiatives funded through new development identified to meet housing and employment needs for the City of York.</p> <p>Overall there would be positive effects on this objective in the medium and long term.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>Consistency and timeframe of policy implementation</p>
5. Help deliver equality and	+	+	Likely Significant Effects

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
access to all.			<p>Implementation of Policy DM1 alongside Policy H10 has the potential for positive effects upon this objective as it would help to improve affordability across the housing market and therefore give the population of York greater access to housing and therefore reduce inequality. This policy would therefore have positive effects in relation to this objective in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties Consistency and timeframe of policy implementation.</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	+	+	<p>Likely Significant Effects</p> <p>New development will be expected to both include the necessary infrastructure required to service it and infrastructure required to meet local and wider demand. The infrastructure development plan will include provision for sustainable transport improvements including pedestrian, cycle and public transport schemes as well as transport infrastructure schemes and behavioural change measures to create more sustainable patterns of access and mobility.</p> <p>It is considered that the implementation of Policy DM1 along with the various measures in T1-T3 , T5 , T7 and T8 will help to increase the use of sustainable modes of transport, which would have positive effects upon this objective in the short, medium and long term.</p> <p>Mitigation None identified.</p> <p>Assumptions</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*	
			None identified. Uncertainties Consistency and timeframe of policy implementation.	
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	+	-	+	<p>Likely Significant Effects</p> <p>Implementation of this policy will help to facilitate the use of alternative transport options by supporting the provision of funding for pedestrian, cycle and public transport schemes. Promoting alternative means of transport, other than the private car, will help to reduce the impact associated with the level of growth proposed for York which will inevitably increase the number of private journeys when compared to the existing baseline.</p> <p>In turn this would help to reduce the rate of increase in vehicle emissions (including greenhouse gases) which could have a positive effect in relation to climate change. However, given the level of growth proposed for York, greenhouse gas emissions are anticipated to increase over and above the existing baseline. The effective implementation of this policy (as well as others within the Local Plan) would therefore have positive effects on this objective. However given that there is likely to be an increase in greenhouse gases, the policy has been appraised as having positive and negative effects against this objective.</p> <p>Mitigation</p> <p>None identified.</p> <p>Assumptions</p> <p>None identified.</p> <p>Uncertainties</p> <p>Consistency and timeframe of policy implementation.</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	+	+	<p>Likely Significant Effects The policy which will be supported by the Infrastructure Delivery Plan identifies that developers will be expected to make a contribution towards green infrastructure, public open space and environmental improvements.</p> <p>Mitigation None identified.</p> <p>Assumptions It is assumed that funding for green infrastructure will be implemented in accordance with the Green Infrastructure Strategy.</p> <p>Uncertainties Consistency and timeframe of policy implementation.</p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	+	+	<p>Likely Significant Effects The implementation of this policy and in particular its reference to the Infrastructure Delivery Plan has been appraised positively against this objective. The Infrastructure Delivery Plan identifies the types of site specific and strategic infrastructure which will be delivered through this policy. This includes protecting the environment through environmental improvements and addressing land contamination.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
			Consistency and timeframe of policy implementation.
10. Improve water efficiency and quality.	+	+	<p>Likely Significant Effects The implementation of this policy has the potential to have a positive effect upon this objective. The Infrastructure Delivery Plan which will support the local plan identifies that drainage and flood protection measures will need to be funded to assist in the delivery of development proposals across York. Improved drainage and attenuation measures can help to reduce surface water run-off reducing pollutants being discharged in to watercourses and main rivers.</p> <p>Mitigation None identified.</p> <p>Assumptions None identified.</p> <p>Uncertainties Consistency and timeframe of policy implementation.</p>
11. Reduce waste generation and increase level of reuse and recycling.	+	+	<p>Likely Significant Effects The implementation of this policy has the potential to have a positive effect upon this objective. The Infrastructure Delivery Plan which will support the local plan identifies that waste facilities are a form of infrastructure which developers will be required to make a financial contribution towards.</p> <p>Mitigation</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions		Cumulative effect of the draft policies		Commentary on the effects of each policy*
					<p>None identified.</p> <p>Assumptions</p> <p>Whilst the policy along with the implementation of WM1 have the potential to provide infrastructure to promote/facilitate waste reduction, impacts will in part be reliant upon behavioural changes in order to have sustained impacts and there is therefore an element of uncertainty around the extent of behavioural changes and associated positive effects.</p> <p>Uncertainties</p> <p>Consistency and timeframe of policy implementation.</p>
12. Improve air quality.	+	-	+	-	<p>Likely Significant Effects</p> <p>In accordance with the appraisal against Objective 7, the implementation of this policy will help to facilitate the use of alternative transport options by supporting the provision of funding for pedestrian, cycle and public transport schemes. Promoting alternative means of transport, other than the private car, will help to reduce the impact associated with the level of growth proposed for York which will inevitably increase the number of private journeys when compared to the existing baseline.</p> <p>In turn this would help to reduce the rate of increase in vehicle emissions and which could have positive effects in relation to local air quality. The effective implementation of this policy would therefore have positive effects on this objective. However, given the level of growth proposed for York there remains the potential for adverse effects associated with an increase in vehicle movements with preliminary transport modelling predicting that the number of trips undertaken on the highway network overall could increase by approximately 2.5% per year, on average, over the Local Plan period and could leading to significant increases in delay on it. As such there remains the potential for negative effects associated with the policy when assessed against this objective.</p> <p>Mitigation</p> <p>None identified.</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
	<div style="display: flex; justify-content: space-around;"> <div style="width: 50%; background-color: #90EE90; height: 20px;"></div> <div style="width: 50%; background-color: #FFD700; height: 20px;"></div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="width: 50%; background-color: #90EE90; height: 20px;"></div> <div style="width: 50%; background-color: #FFD700; height: 20px;"></div> </div>	<p>Assumptions None identified.</p> <p>Uncertainties Consistency and timeframe of policy implementation.</p>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	+	+	<p>Likely Significant Effects The Infrastructure Delivery Plan which will support the local plan identifies that drainage and flood protection measures will need to be funded to assist in the delivery of development proposals across York. Improved drainage and attenuation measures can also help to reduce surface water run-off and reduce the risks of any flooding.</p> <p>Mitigation None identified.</p> <p>Assumptions Development proposed would be subject to detailed flood risk assessment and policies ENV4 and ENV5.</p> <p>Uncertainties Consistency and timeframe of policy implementation.</p>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	+	+	<p>Likely Significant Effects In general the implementation of this policy has the potential for positive impacts particularly where it leads to environmental enhancement, green infrastructure provision and new public open space. These features are a fundamental part of the historic character of the City, providing both a setting for buildings and being part of that inherent character. The Heritage Impact Appraisal (HIA) notes the positive impact that seeking such</p>

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
			contributions could make on the historic environment. Mitigation None identified. Assumptions None identified. Uncertainties Ensuring long term commitments to resource protection and enhancement.
15. Protect and enhance York's natural and built landscape.	0	0	Likely Significant Effects No significant effect is anticipated in connection with this objective. The delivery of high quality built development which utilises high quality materials will be outside of the financial contributions which developers are expected to provide. The Heritage Impact Appraisal (HIA) notes the positive impact that seeking such contributions could make on the landscape. Mitigation None identified. Assumptions None identified. Uncertainties Consistency of policy implementation.

SA Objective	Policy DM1: Infrastructure and Developer Contributions	Cumulative effect of the draft policies	Commentary on the effects of each policy*
<p>Summary Policy DM1 is concerned with ensuring that the physical, social and green infrastructure needed to support the level of development which is proposed for York. The level of required infrastructure, its timescale for delivery and anticipated funding streams are set out in an Infrastructure Delivery Plan. The proposed policy has been assessed positively against most of the objectives on the basis that the implementation of this policy will help to ensure that development is brought forward alongside the necessary infrastructure required to meet local and wider demand. The potential for negative effects have been identified in relation to Objectives 7 and 12 given the forecast increase in vehicles over the plan period.</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

Appendix I:

Updated Site Audit Trail

The following text and table updates the Site Audit Trail for general housing sites. It utilises the same text as the SA Report (2018) Appendix K (Table K.3.1). Where changes to the text have been identified these are presented in underline for additional text or with ~~strike through~~ for deleted text. Where the text is not underlined or struck through it is the original text taken from the SA Report (Feb 2018) appendix and has not been changed.

All of the sites which passed criteria 1 to 4 in the site selection process were considered reasonable but some were not chosen as allocations. Between Pre-Publication consultation 2017 and Publication 2018 the list of reasonable sites has been subject to further technical officer analysis which included updates to availability and deliverability, analysis of further evidence in relation to show stoppers and technical officer comments. Additional sites submitted to the Council at the Publication stage, that are considered reasonable alternatives, have also been added to the table. The table also reflects updates related to the MMs and PMMs. The following table summarises this information.

General Housing Alternatives passing Criteria 1 to 4

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
6	Land adjacent to Greystone Court, Haxby, York	3.486	Yes	Reasonable - Previous allocation H37		Site was not taken forward by members at executive committee in July 2017 or Jan 2018.
8	Land North of Church Lane	1.744	No	Unreasonable - Superseded by 903 - Previous allocation H34		N/A
11	Land to north of North Lane, Wheldrake	3.145	Yes	Reasonable - Previous allocation H28		Site was not taken forward by members at executive committee or Jan 2018
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	4.786	Yes	Reasonable - Previous allocation H49 now reasonable alt to ST33	ST33	Rejected – The Site was rejected due to an alternative boundary being selected – See Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
22	The Stables Elvington	1.58	Yes	Reasonable - Allocated As SP1	SP1	Selected - The passed the CYC site selection criteria and represents a suitable site for the Gypsy and Traveller use.
25	Sessions of York	0.466	No	Unreasonable - Development Completed		N/A
30	Land at Intake Lane Dunnington	0.749	Yes	Reasonable		Rejected – Site was rejected at technical officer comments as it is an isolated site separated from Dunningtons main urban area.
35	Land Adj Hull Road - Grimston Bar	7.54	Yes	Reasonable - Allocated As ST4	ST4	Selected - The passed the CYC site selection criteria and represents a suitable site for the use allocated for. See Appendix k Part 2.
37	Ford Garage Jockey Lane	1.665	No	Unreasonable - Landowner willing for Retail only		N/A
45	Grain Stores	7.727	No	Unreasonable - Under Construction	ST3	See aneex K Part 2
49	Land at Brecks Lane, Strensall	3.94	Yes	Reasonable - Previous allocation H27		Rejected - The site was rejected due to impacts on landscape.
55	Land at Dauby Lane, Elvington, York	4.055	Yes	Reasonable - Previous allocation H26		Rejected - The site was rejected due to landscape and cultural heritage impacts.
58	Askham Bar Park and Ride Site	1.574	Yes	Reasonable - Housing Allocation H8	H8	Selected - The site passed the CYC site selection criteria and is a brownfield site in a sustainable location for housing development.
59	Heworth Lighthouse	0.29	Yes	Reasonable - Housing Allocation H22 - with Permission	H22	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing in a sustainable location. Rejected – the site has been built out.
64	Land at Layerthorpe and James St	0.228	Yes	Reasonable - Previous allocation E4 - Housing Allocation H55	H55	Selected - The site passed the CYC site selection criteria and represents a brownfield for housing site in a sustainable location.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
69	62 Mill lane Wigginton	0.393	Yes	Reasonable		Rejected - Site was rejected as under threshold
72	Water Tower Land Dunnington	4.585	Yes	Reasonable - Alternative boundary to Previous allocation H33		Rejected – The Site was rejected due to impacts on the landscape and cultural heritage.
74	York Road, Dunnington	6	No	Unreasonable –Isolated from Village		N/A
76	Duncombe Farm, Strensall	34.35	No	Unreasonable - to protect the regional green corridor any development would be separated from the main urban area by over 250m		N/A
80	Land north of Woodland Chase, York	0.367	No	Unreasonable - Development Completed		N/A
83	Land at Main Street, Knapton	0.329	Yes	Reasonable - Housing Allocation H53	H53	Selected - The passed the CYC site selection criteria and represents a suitable and sustainable site for housing in Knapton.
95	North of Church lane Elvinton	0.917	Yes	Reasonable - Housing Allocation H39	H39	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing as a natural extension to the village and in a sustainable location close to local facilities.
98	Grove House EPH	0.246	Yes	Reasonable – Housing Allocation H23	H23	Selected – The site passed the CYC site selection criteria and represents a suitable Brownfield site in a sustainable location. Rejected – the site has been built out.
99	Woolnough House EPH	0.293	Yes	Reasonable - Previously allocated As H21		Rejected - The site was rejected due to concerns over availability.
120	Beckfield Lane former HWS	0.487	No	Unreasonable - Development Completed		N/A
121	Burnholme School	2.476	No	Unreasonable - Superseded by Site 853 - Alternative boundary to H3		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
124	Oakhaven EPH	0.333	Yes	Reasonable - Housing Allocation H20	H20	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site in a sustainable location
125	Morrell House EPH	0.232	No	Reasonable - Previously allocated As H51		Rejected - The site was rejected due to concerns over availability.
127	Lowfields former school site	3.64	Yes	Reasonable - Allocated As H5	H5	Selected - The Site passed the CYC site selection criteria and represents a suitable site for housing with Brownfield redevelopment opportunities in a sustainable location.
130	Land at Acomb Waterworks	1.076	Yes	Reasonable		Rejected – Site was rejected due to unsuitable adjacent uses and flood risk concerns
131	Land at Moor Lane, Copmanthorpe	5.498	Yes	Reasonable - Previous allocation ST13		Rejected - The site was rejected due to adverse impacts of achieving suitable access to the site. See appendix K part 2
132	Land at Cherry Lane	0.902	No	Unreasonable - to protect nature conservation the issues the remaining developable area is covered by site 947 - Alt boundary to Previous allocation H2b		N/A
137	Land at Heworth Croft	1.69	Yes	Reasonable - Housing Allocation SH1	SH1	Selected - The Site passed the CYC site selection criteria and represents a suitable site for specialist housing.
138	York St John University playing field	4.75	Yes	Unreasonable - Alternative boundary to H56		Rejected – Alternative boundary taken forward
148	The Moor Lane 'Zero Carbon' Partnership	16.865	Yes	Reasonable - Previous allocation ST10 –		Rejected - land pending further investigations into impacts on Askham Bogg SSSI – See Appendix K Part 2
163	Hudson House	0.676	Yes	Reasonable - With Permission		Rejected – Preferred Used would have been employment – however site now has planning permission for office to residential conversion

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
166	Land at Moor Lane	2.648	Yes	Reasonable - Housing Allocations H29	H29	Selected - The site passed the CYC site selection criteria and represents a suitable and sustainable site for housing.
170	Pond Field	5.706	Yes	Reasonable		Rejected - The site was rejected primarily due to the landscape and visual impacts – See Appendix K part 2
171	Lime tree Farm	0.755	No	Unreasonable - to protect openspace the only remaining developable area contains existing structures		N/A
172	Bootham Crescent Football Stadium	1.721	Yes	Reasonable - Housing Allocation H7	H7	Selected - The site passed the CYC site selection criteria and represents a suitable site for redevelopment for housing.
179	Whiteland Field	1.386	Yes	Reasonable - Previous allocation H54		Rejected - The site was rejected due to concerns around deliverability in light of electricity lines crossing the site buffer required to railway line.
180	Malton Road site, york	1.938	Yes	Reasonable - Previous allocation H50		Rejected - The site was rejected due to landscape and visual impacts.
181	Land East of Grimston Bar	5.7	No	Unreasonable - remaining area same as 847 – Alternative boundary to ST6		See Appendix K Part 2
182	Old School Playing Field	2.74	Yes	Reasonable - Allocated As H46	H46	Selected - The site passed the CYC site selection criteria and represents a well contained site in the landscape in a sustainable location.
183	Land to the North of Escrick	9.66	No	Unreasonable – Superseded by 859		See appendix K part 2
185	Land to the South of Tadcaster Road	7.578	Yes	Reasonable - Allocated As ST31	ST31	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See appendix K part 2
187	Open Pasture Land North of Stockton Lane	5.91	Yes	Reasonable - Previous allocation ST30		Rejected - The site was rejected due to landscape and visual impacts See appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
189	Monks Cross North	18.821	No	Unreasonable - Superceeded by		N/A
191	Land North of Avon Drive		No	Unreasonable – Superseded by site 968		N/A
192	Land RO Stockton lane off Greenfield Park Drive	0.767	Yes	Reasonable - Previous allocation H12		Rejected – Site was rejected due to access concerns however site now has planning consent.
193	West Fields Copmanthorpe	0.82	Yes	Reasonable - Previous allocation H40		Rejected – Site was rejected due to concerns regarding the impact on the greenbelt and ability to establish robust boundaries
194	Manor Farm Yard	0.254	No	Unreasonable - No Willing Landowner - Previous allocation H43		N/A
197	Bristows Garage	0.217	No	Unreasonable - Landowner willing for Retail only		N/A
200	Severus Hill	1.126	No	Unreasonable- Sinc in the middle of the site does not allow logical parcel for development.		N/A
202	St Joseph's Monastery	2.615	No	Unreasonable - Development Completed		N/A
220	Land at Wetherby Road, Knapton	9.535	Yes	Reasonable		Rejected - The site was rejected due to not having sustainable access to services or public transport and development would compromise setting of York and Knapton village – See appendix K part 2
226	Site A Land off Main Street Nether Poppleton	3.147	No	Unreasonable - to protect the historic character and setting of York the remaining developable are awould be over 350m away from the urban edge		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
227	Site B - land off Ouse Moor Lane Nether Poppleton	0.701	No	Unreasonable - to protect the historical character and setting of York the remaining land would be a thin 20m wide undevelopable strip separated from the urban edge by over 250m		N/A
229	Land west of Beckside, Elvington and land parcel SE6947 6854 & 70	4.439	Yes	Reasonable		Rejected – Site was rejected as failed technical officer comments, overlaps with site 789 and has the same landscape and visual impact concerns
247	Land at Wilberforce Home	2.052	Yes	Reasonable – Alternative boundary to H6		Rejected – Site was rejected as alternative boundary was selected to protect the amenity and views of residents of the existing care adjacent care facility
271	Land alongside A64	0.592	No	Unreasonable – Superseded by 786		N/A
293	York Central	67.955	No	Unreasonable - Superseded by 989 - Alternative Boundary to ST5		See Appendix K Part 2
295	Amalgomated Sites at British Sugar	40.697	Yes	Reasonable - Allocated As ST1	ST1	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
297	Amalgomated Sites off main Street Elvington	8.21	No	Unreasonable – Superseded by 874 and 875		See Appendix K part 2
298	Amalgomated Sites at Connaught Court Care Home	2.174	Yes	Reasonable - Previous allocation H47 - With Permission		Rejected – Site rejected as now has planning consent

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
300	Amalgomated sites Eastfield Lane, Dunnington	2.512	No	Unreasonable - Superceded by Site 930 - Alternative Boundary to H31		N/A
303	Amalgomated sites off Stockton Lane	2.384	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 250m away from the urban edge		N/A
305	Amalgomated sites South of Haxby	3.486	No	Unreasonable - Developable area covered by site 6?Alternative Boundary previous allocation H37		N/A
307	Amalgomated sites at James Street	0.225	Yes	Reasonable - Previously allocated E5 – Part with Permission	E5	Rejected - Site rejected as part of site now has consent for 102 student units and remainder is under threshold.
308	Amalgomated sites RO Wilberforce Home/York College	2.052	No	Unreasonable - to protect the historic character and setting of York the remaining developable area is considered entirely by Ste 247 - Alternative Boundary to H6		N/A
317	Amalgomated Sites North of Moor Lane Woodthorpe	1.35	No	Unreasonable – remaining developable area covered by site 791 - Part previous allocation H9		N/A
318	Amalgomated Sites at Layerthorpe	0.638	No	Unreasonable - Development Completed		N/A
320	Amalgomated Sites at New Lane Huntington	13.757	Yes	Reasonable - Alternative Boundary to previous allocation ST11		Rejected - The site was rejected due to impacts on landscape and cultural heritage - See Appendix K part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
321	Amalgomated sites at Millfield lane/A59	11	No	Unreasonable – part built out - Superseded by Site 910 – Alternative boundary to ST2		See Appendix K Part 2
322	Amalgomated sites South of Strensall	2.532	Yes	Reasonable - Previous allocation H30		Rejected - The site was rejected due to access concerns.
327	Amalgomated sites between Knapton and Westfield	0.324	No	Unreasonable - remaining area same as site 779		N/A
329	Amalgomated sites North of Monks Cross	70.682	No	Unreasonable - Amalgomated Boudnary - no willing landowner for whole site - Alternative Boundary to ST8		See Appendix K Part 2
456	Hungate	2.43	No	Unreasonable – Superceeded by site 829 – Alternative boundary to ST32		See Appendix K Part 2
470	Terrys Chocolate Factory	9.454	No	Unreasonable - Superseded by 824 - Alternative Boundary to ST16		See Appendix K part 2
472	Former Gas Site 24 Heworth Green	3.536	Yes	Reasonable - Housing Allocations H1	H1	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site for housing with good access to services and facilities.
485	Nestle South	7.129	No	Unreasonable - Superceeded by 931 and 932 - Alternative Boundary to ST17		See Appendix K part 2
560	Brecks Lane, Huntington	5.25	No	Unreasonable – Development Completed. Previously Allocated as ST28		See Appendix K part 2
579	Land adj. 131 Long Ridge Lane	0.202	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H45		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
580	Land at Blairgowrie House, Main Street	1.499	No	Unreasonable - superseded by Poppleton Neighbourhood Plan		N/A
587	Land at York RI Rugby Ground	0.412	No	Unreasonable - remaining land is the club house servicing the adjacent openspace		N/A
596	Land adj. 26 & 38 Church lane	0.547	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H41		N/A
597	Builders Yard, Church Lane	0.335	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H42		N/A
598	South of Moor Lane	2.671	No	Unreasonable - remaining land consists of an operational garden nurse and a thin strip of land. Historic site - no longer a willing landowner		N/A
618	Land RO Surgery & 2a/2b Petercroft Lane	0.233	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H44		N/A
623	Land Adjacent to Grimston Bar and A1079	13.293	No	Unreasonable		N/A
624	MOD Land Fulford	0.221	No	Unreasonable - Not Currently available		N/A
626	Land at Breary Close	0.323	No	Unreasonable - Historical Site - No willing Landowner		N/A
627	Land at frederick House East of Fulford	0.777	Yes	Reasonable - Previous allocation H11		Rejected - the site was rejected due to heritage and access concerns.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
629	The Retreat, Heslington Road	6.098	Yes	Reasonable		Rejected - the site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
631	Burnholme WMC, Burnholme Drive	0.432	No	Unreasonable - Development Completed		N/A
642	Elm Tree Garage Car Park	0.316	No	Unreasonable - Historic Site - No willing landowner		N/A
645	Land west of Haxby Road	1.223	No	Unreasonable - Historic Site - No willing landowner		N/A
649	Car park, High Newbiggin Street	0.605	No	Unreasonable - historical Site - no willing landowner		N/A
651	Heworth Green North (Forum Site)	0.209	No	Unreasonable - Part with permission and access. Remaining land under threshold		N/A
654	Land at Mill Mount	0.363	Yes	Reasonable - Previous allocation H19		Rejected - The site was rejected due to the access and design concerns.
656	Barbican Centre	0.963	Yes	Reasonable - Housing Allocations H10	H10	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use for housing. The site is Brownfield in a sustainable location.
657	Peel St/ Margret St	0.408	No	Unreasonable - Historic Site - No willing landowner		N/A
660	Land at Marygate	0.506	No	Unreasonable - Development Completed		N/A
677	Land RO Rufforth Primary School	0.988	Yes	Reasonable - Housing Allocation H38	H38	Selected - The site passed the CYC site selection criteria and represents a well contained site in a sustainable location.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
685	End of Great North Way, York Business park	2.978	No	Unreasonable - Under Construction		N/A
688	Land to the West of Knapton	5.6	No	Unreasonable – Superceeded by 780 and 796		N/A
690	Amalgamated North of Haxby	24.906	No	Unreasonable - Superceeded by 823 and 846 - Alternative Boundary to ST9		See Appendix K Part 2
692	Amalgamated sites at New Lane Huntington	18.991	No	Reasonable - Alternative Boundary to previous allocation ST11		See Appendix K Part 2
696	Amalgamated sites off Tadcaster Road	3.486	No	Unreasonable - Superseded by 947 and 988 - Alternative Boundary to Previous Site H2		N/A
697	Amalgamated Sites off Common Lane Dunnington	2.588	No	Unreasonable - Amalgamated Site no willing landowner for combined site – site split by primary constraints leaving isolated parcels of land.		N/A
698	Amalgomated Sites at Clifton Moor		No	Unreasonable – Superceeded by further evidence and later submissions. See Site 948. Alternative boundary to ST14		See Appendix K part 2
699	Amalgomated Development Sites East of metcalf Lane	96.858	No	Unreasonable - Amalgamated site without willng landowner for whole areas - Alternative Boundary to ST7		See Appendix K part 2
700	Amalgamated Site Monks Cross Shopping Park	0.649	No	Unreasonable - willing landowner for retail only		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
719	Terrys Carpark	0.862	Yes	Reasonable - Alternative Boundary to ST16 <u>Superseded boundary</u>	ST16a	Selected - The site represents a Brownfield opportunity for redevelopment in a sustainable location if sensitively designed. See Appendix K Part 2 <u>Superseded due to completion of development on the ground</u>
723	Amalgamated Land at Manor Heath Road, Copmanthorpe	29.137	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside – See appendix K Part 2
724	Amalgamated sites North Monks Cross Inc Cement Works	20.563	No	Unreasonable - superceeded by ST8 submissions – Previously allocated as ST18		See Appendix K part 2
725	Castle Piccadilly	0.491	No	Unreasonable - Superseded by Site 955 - Alternative Boundary to ST20		See Appendix K part 2
726	Wheatlands	6.785	Yes	Reasonable		Reacted – The sites was rejected due to impact on landscape, cultural heritage and access constraints – See Appendix K Part 2
727	South of A64		No	Unreasonable – Superceeded by further evidence and later submissions. See site 851. Alternative boundary to ST15		See Appendix K part 2
737	Stockhill Field	1.857	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.
738	Land on South side of Intake Lane, Dunnington	0.829	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.
742	Upper Poppleton Garden Centre	2.759	Yes	Reasonable - Allocated As E16 (Former H57)		Selected - The site represents a Brownfield opportunity for employment redevelopment in a sustainable location

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
744	Bull Balks	1.593	Yes	Reasonable		Rejected – The site was rejected due to heritage/landscape and sustainable transport concerns
748	Adjacent Stamford Bridge Road Dunnington	0.926	Yes	Reasonable		Rejected – The site was rejected due to heritage/landscape and sustainable transport concerns
749	North of Riverside Gardens	1.472	No	Unreasonable – Superseded by 874		N/A
757	Haxby Hall EPH	0.423	Yes	Reasonable - Previous allocation H48		Rejected - The site was rejected due to concerns over availability.
758	Broad Highway Wheldrake	0.668	Yes	Reasonable		Rejected – The site was rejected due to potential impact on the greenbelt boundary
763	Land West of Upper Poppleton	10.631	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 200m away from the urban edge		N/A
764	Poppleton South	117.039	No	Unreasonable – mostly covered by land submitted for Northminster business park		N/A
773	Land North of Skelton Village	31.057	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 350m away from the urban edge		N/A
775	East of Station Road, Poppleton	0.232	No	Unreasonable - remaining area is the same as assessed through Site 923 - duplicate		N/A
779	South of Boroughbridge Road	5.75	Yes	Reasonable - Previous allocation ST29		Rejected - The site was rejected due to concerns over landscape and visual impacts – See Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
786	London Bridge Site 1B	6.796	No	Unreasonable - Inaccessible for housing		N/A
789	Land to the West of Becksid Elvington	5.754	Yes	Reasonable		Rejected - The site was rejected due to landscape and visual impacts – See Appendix K Part 2
791	East and West of Askham lane Acomb	1.355	Yes	Reasonable - Part previous allocation H9		Rejected - Site was rejected due to defendable boundary and greenbelt concerns
792	Land off Askham Lane	1.29	No	Unreasonable – Remaining developable area completely covered by site 791 - Part previous allocation H9		N/A
799	Designer Outlet	18.32	No	Unreasonable - Landowner willing for retail only		N/A
800	Safeguarded Land SF7 Land South of Designer Outlet	14.501	Yes	Reasonable - Previous allocation ST25		Rejected – The site was rejected due to concerns regarding the potential impact on the greenbelt – See Appendix K Part 2
802	Land at Elvington Village	4.037	No	Unreasonable – Superceeded by Site 874		See Appendix K part 2
804	Water Lane Caravan Park, Clifton, York	2.011	No	Unreasonable - Existing traveller site		N/A
806	Osbalwick Caravan Site, Outgang Lane, Osbalwick	0.641	No	Unreasonable - Existing traveller site		N/A
809	Wilberforce Home	0.521	No	Unreasonable - Landowner willing for openspace and landscaping only		N/A
810	East of Earswick	97.24	No	Unreasonable - No Longer a Willing Landowner site withdrawn		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
811	Dunnington Extention	5.141	No	Unreasonable – Officer defined boundary - No willing landowner		N/A
814	North of Haxby	30.28	No	Unreasonable – Officer defined boundary - No willing landowner		N/A
819	Acres Farm, Naburn	3.838	No	Unreasonable – Developable area covered entirely by site 800		N/A
820	Between Poppleton and A1237	0.258	No	Unreasonable - remaining area is the same as assessed through Site 923 - duplicate		N/A
821	Whinthorpe New Settlement	327.8	No	Unreasonable - Superceeded by Further Evidence - Alternative boundary to ST15		N/A
822	North of Clifton Moor	135.378	No	Unreasonable - Superceeded by Further Evidence - Alternative Boundary to ST14		N/A
823	North of Haxby	35.158	Yes	Reasonable - Allocated as ST9	ST9	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – Appendix K Part 2
824	Terrys Chocolate Factory	9.443	Yes	Reasonable - Mostly developed out but part remaining relates to planning application - Allocated as ST16	ST16	Selected – The site passes CYC site selection criteria and represents a suitable site for the use allocated – This boundary has been chosen to depict the allocation on the proposals map but see also sites 719 and 927 for and b parcels. See appendix K Part 2
826	Companthorpe (safeguarded)	22.216	No	Unreasonable – without the development of site 131 (former ST13) this site would be isolated from the urban development of Copmanthorpe		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
827	Water Tower, Dunnington	1.658	Yes	Reasonable - Previous allocation H33		Rejected - Due to impacts on the landscape and cultural heritage.
828	Land at Hull Road	3.985	Yes	Reasonable - Allocated As H56	H56	Selected - The site passed the CYC site selection criteria and represents a suitable for housing in a sustainable location with Brownfield redevelopment opportunities. Rejected - the site has been built out.
829	Hungate	3.094	No	Unreasonable - Superseded by 929 - Previously allocated as E1 and MU1 now Alternative Boundary to ST32		See Appendix K Part 2
832	RO the square Tadcaster Road	1.52	Yes	Reasonable - Housing Allocation H6	H6	Selected- The site passed the CYC site selection criteria and represents a suitable and sustainable site for specialised housing.
835	Harewood Whin (for Solar)	99.957	No	Unreasonable - Unreasonable - built out for alternative purposes		N/A
840	South of the Designer Outlet, West of the A19	87.471	Yes	Reasonable		Rejected - Site was rejected as failed technical officer comments - See appendix K Part 2
842	Land North of Monks Cross	0.442	No	Unreasonable - Entirely considered within 849 - Alternative Boundary to ST8		N/A
845	Land to the South of Graystone Court	3.488	No	Unreasonable - to protect the historic character and setting of York the remaining developable area is the same as for site 6 - Alternative Boundary to previous allocation H37		N/A
846	North of Haxby PO submitted boundary (amending 690)	26.094	No	Unreasonable - Developable area already covered by site 823 - Alternative Boundary to ST9		See Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
847	Safeguarded Land North of Grimston Bar SF13 Officer agreed boundary (amending 181)	5.536	No	Unreasonable - Updated evidence shows access to site is a showstopper - Previous allocation ST6		See Appendix K Part 2
848	Land to the West of Wigginton Road	55.57	Yes	Reasonable - Allocated as ST14	ST14	The site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K part 2
849	Revised north of Monks Cross	39.307	Yes	Reasonable - Allocated as ST8	ST8	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
850	Amalgamated east of Metcalfe lane	34.475	Yes	Reasonable - Allocated as ST7	ST7	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
851	Land to the west of Elvington lane	159.159	Yes	Reasonable - Allocated as ST15	ST15	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
853	Revised Burnholme School	4.021	Yes	Reasonable - Housing Allocation H3	H3	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing in a sustainable location.
854	Revised Lowfields School	2.232	Yes	Reasonable - Alternative Boundary to H5		Rejected - The site was rejected in preference of the larger site boundary
855	Amalgamated sites at Wheldrake	5.813	Yes	Reasonable - Allocated As ST33	ST33	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
856	Amalgamated sites south of Tadcaster Road	8.154	No	Unreasonable - Amalgamated site – no response from landowner on area to the south – therefore superceded by site 185 - Alternative Boundary to ST31		See Appendix K part 2
859	FSC Proposed Housing Allocation North of Escrick	6.08	Yes	Reasonable		Rejected - suggested as an allocation for the post plan period (2033-2038) to reflect the current uncertainty around the position of the emerging Plan Selby however was not taken forward for allocation by Members in July 2017.
861	The Retreat South	3.323	Yes	Unreasonable – to protect the historic character and setting of York the remaining area is covered by site 629		Rejected - The site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
862	The Retreat North	2.613	Yes	Unreasonable – to protect the historic character and setting of York the remaining area is covered by site 629		Rejected - The site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
867	The Derwent Arms Osbaldwick	0.994	Yes	Reasonable		Rejected - The site was rejected due to cultural heritage impacts and ecological and landscape concerns.
872	ST12 alternative boundary	14.693	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
874	Riverside Gardens Elvington	4.23	Yes	Reasonable		site was not taken forward as an allocation following Executive in July 2017 or Jan 2018 - See Appendix K part 2
875	Land beyond Riverside Gardens	11.471	No	Unreasonable – Separated from the urban area – reliant on 874 being developed before could be considered		N/A
877	ST15 alternative	186.297	Yes	Reasonable - Alternative Boundary to ST15		Rejected – Alternative boundary taken forward
878	Land at Victoria Farm Close Ruffoth	0.953	Yes	Reasonable		site was not taken forward as an allocation following Executive in July 2017.
879	Land off Maythorpe Ruffoth	0.666	Yes	Reasonable		
880	ST10 Alternative Boundary	16.839	No	Unreasonable - remaining boundary same as Site 148 - duplicate		N/A
881	Land to the North of Escrick with additional Biodiversity Area	11.421	No	Unreasonable – remaining developable area entirely considered under site 859		N/A
885	Minster Equine Veterinary Clinic	0.385	Yes	Reasonable		Rejected - The rejected for housing and considered as employment reasonable alternative.
886	South of Wyevale garden Centre	4.422	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts and distance from services and facilities.
887	Land East of Northfield Lane	12.113	No	Unreasonable – Remaining developable area is considered entirely within site 779		N/A
888	Land North of Langwith Lakes	118.355	Yes	Reasonable - Alternative Boundary to ST15		

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
890	Luigis	0.207	No	Unreasonable – Considered under wider boundary of 953		N/A
891	Galtres Garden Village	31.485	No	Unreasonable – Superseded by 922		See Appendix K part 2
899	York Road Dunnington Reduced Boundary	0.743	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.
901	Land between The Village and the railway line Strensall	1.655	Yes	Reasonable - Alternative Boundary to previously allocated site H30		Rejected – Failed Technical Officer Comments
903	North Lane Skelton	1.655	Yes	Reasonable - Alternative Boundary to Previous Allocation H34		Rejected – Due to heritage and access concerns
905	ST8 Alternative boundary	49.674	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
906	York Central PSC Boundary	72.464	Yes	Reasonable - Superseded by Site 989 - Alternative Boundary to ST5		Rejected – The site was rejected in preference for an alternative boundary - See Appendix K Part 2
908	Extended Land to the Rear of Rufforth Primary	2.412	Yes	Reasonable - Alternative Boundary to H38		Rejected - Rejected Alternative boundary taken forward
910	Civil Service Sports Ground	10.433	Yes	Reasonable - Allocated As ST2	ST2	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
911	ST7 Alternative	49.649	No	Unreasonable - Superseded by 986 – Alternative boundary to ST7		N/A
913	ST8 Alt with nature reserve to east and sports to west	59.471	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
914	ST8 Alt with Land to North and nature Reserve to east	71.888	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
915	ST14 Alt Option 1 1350 Homes	66.89	Yes	Reasonable - Alternative Boundary to ST14		Rejected - Rejected Alternative boundary taken forward
916	ST14 Alt Option 2 1725 Homes	74.935	No	Unreasonable - Superceded by 974 - Alternative Boundary to ST14		N/A
918	Graham Newcombe Queen Elizabeth Barracks Strensall Area 2	0.291	No	Unreasonable - Superceded by later boundary submission from MOD		N/A
919	Graham Newcombe Queen Elizabeth Barracks Strensall Area 3	0.338	No	Unreasonable - Superceded by later boundary submission from MOD		N/A
922	Extended Galtres Village	76.017	No	Unreasonable – Superseded by 964		See Appendix K part 2
923	Phase 1 Land East of Station Road South of Railway Poppleton	0.515	Yes	Reasonable		Rejected - The site was rejected due to landscape and cultural heritage concerns.
924	ST15 Langwith and Elvington Airfield PSC Submission	133.282	No	Unreasonable - Superceded by 979 - Alternative Boundary to ST15		N/A
926	Land to north of North Lane, Wheldrake	2.675	Yes	Reasonable - Alternative Boundary to previously allocated site H28		Site was not taken forward by members at executive committee in Jan 2018

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
927	Land to the South of Terrys	1.183	Yes	Reasonable - Alternative Boundary to ST16 <u>Superseded boundary</u>	ST16b	Selected - The site represents a Brownfield opportunity for employment redevelopment in a sustainable location See Appendix K Part 2 <u>Superseded due to completion of development on the ground</u>
929	Revised Hungate Boundary	2.58	Yes	Reasonable - Housing Allocation ST32 <u>Superseded boundary</u>	ST32	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K Part 2 <u>Superseded due to completion of development on the ground</u>
930	Revised Eastfield Lane Dunnington	2.365	Yes	Reasonable - Housing Allocation H31	H31	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for.
931	Former Almond and Cream blocks ST17a	2.352	Yes	Reasonable - Housing Allocation ST17a	ST17a	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K part 2
932	Nestle SOuth ST17b	4.744	Yes	Reasonable - Housing Allocation ST17b	ST17b	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K part 2
933	ST7 Alt boundary	93.912	No	Unreasonable - Superseded by 986 - Alternative Boundary to ST7		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
934	Queen Elizabeth Barracks Strensall Red Line 1	29.911	Yes	Reasonable – Allocated As ST35	ST35	Selected – The site passed the CYC site selection criteria and represents a suitable site for allocation as a strategic housing site. The site offers partial Brownfield – See Appendix K Part 2 <u>Rejected – The HRA (Feb 2019) concluded that adverse effects on the integrity of Strensall Common SAC cannot be avoided. Therefore, it cannot be concluded that the site would not undermine the conservation objectives for Strensall Common SAC.</u>
935	Queen Elizabeth Barracks Strensall Red Line 2	0.755	Yes	Reasonable		Rejected – Failed Technical Officer comments given site is dominated by existing church structure
936	Queen Elizabeth Barracks Strensall Red Line 3	0.206	Yes	Reasonable – Housing Allocation H59	H59	Selected – The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for. <u>Rejected – The HRA (Feb 2019) concluded that adverse effects on the integrity of Strensall Common SAC cannot be avoided. Therefore, it cannot be concluded that the site would not undermine the conservation objectives for Strensall Common SAC.</u>
937	Main Imphal Barracks 1	19.887	Yes	Reasonable - Alternative Boundary to ST36		Rejected - Rejected Alternative boundary taken forward
938	Clifton Without Primary School	0.712	Yes	Reasonable - Housing Allocation H58	H58	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site for housing in a sustainable location.
939	Imphal Red Line Yellow fill 2	0.591	Yes	Reasonable		Rejected – Alternative boundary taken forward
944	ST12 alternative boundary	17.612	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
945	Willow House EPH PSC boundary	0.209	No	Unreasonable - Superseded by 946 - Alternative Boundary to H52		N/A
946	Willow House EPH Post PSC	0.303	Yes	Reasonable - Housing Allocation H52	H52	Selected - The site passed the CYC site selection criteria and represents a suitable partly Brownfield site for housing.
947	H2b Land at Cherry Lane	0.441	Yes	Reasonable - Previous allocation H2b		Site was not taken forward by members at executive committee July 2017 or Jan 2018
949	Land West of Wigginton Road Post PSC Officer Proposal	68.261	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
950	Land West of Elvington Lane Post PSC Officer Proposal	211.997	No	Unreasonable - Superceded by boundary 924 which excludes land needed by air museum		N/A
951	Main Impfal Barracks Officer Discussion	17.952	Yes	Reasonable - Housing Allocation ST36	ST36	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
953	Poppleton Garden Centre Expanded	3.326	Yes	Reasonable - Alternative Boundary to E16 (Previous H57)		Site was not taken forward by members at executive committee July 2017 or Jan 2018
955	Castle Gateway	21.477	Yes	Reasonable - Housing Allocation ST20	ST20	Selected - This site was selected as it passes CYC site selection criteria and represents an area of opportunity for masterplanning a new gateway to the city - See Appendix K part 2
956	Milstone Avenue Rufforth	0.39	Yes	Reasonable		Rejected as was not taken forward by members at executive committee or Jan 2018
959	Land at Kettlestring Way	3.248	Yes	Reasonable		Site was not taken forward by members at executive committee or Jan 2018
964	Galtres Garden Village	82.47	Yes	Reasonable		site was not taken forward by Members at Executive January 2018 – See appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
965	Land South of Rufforth Airfield	1.585	Yes	Reasonable		Rejected as failed technical officer comments
967	Land to the North of North Lane Wheldrake	3.067	Yes	Reasonable - Alternative boundary to Previous allocation H28		Site was not taken forward by members at executive committee or Jan 2018
968	Land to the North of Avon Drive	2.763	Yes	Reasonable		Rejected – Site rejected at technical officer comments - Landscape/setting concerns regarding the impact on openness and bringing development directly adjacent to the A1237.
969	Land East of Northfield Lane South of Wyevale	1.83	No	Unreasonable – Site considered as part of wider site 726		See appendix K part 2
971	Land to the South of Southfields Road Strensall	0.309	Yes	Reasonable - Alternative boundary to Previous allocation H30		Rejected – Site was rejected as fails technical officer comments
974	Alt PPC ST14 Option 1725 Homes	79.582	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
975	Alt PPC ST14 Option 2200 Homes	93.361	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
976	Site to the West of H39	1.693	Yes	Reasonable		Rejected – Site was rejected as fails technical officer comments
978	Queen Elizabeth Barracks Strensall	28.926	No	Unreasonable - Site considered under ref 934 - Alternative boundary to ST35		N/A
979	ST15 Langwith PPC Submission	214.119	Yes	Reasonable - Alternative Boundary to ST15		Rejected – Alternative boundary taken forward
980	North of Haxby excluding Cemetery expansion land	29.656	Yes	Reasonable - Alternative boundary to ST9		Rejected – Alternative boundary taken forward

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
981	ST7 PPC Alternative Boundary for 1225 Homes	55.658	Yes	Reasonable - Alternative boundary to ST7		Rejected – Alternative boundary taken forward
984	ST15 Post PPD consultation alternative	193.025	Yes	Reasonable - Post Pub Draft Alt		Rejected – Alternative boundary taken forward
985	ST15 Alternative PPC submission	163.402	No	Unreasonable - Area already covered by site 877 - no new developable area		N/A
986	ST7 Post PPC Officer Recommendation	47.637	Yes	Reasonable - Alternative boundary to ST7		Rejected – Alternative boundary taken forward
987	ST5 York Central Team 2017 Submission	45.498	Yes	Reasonable - Alternative boundary to ST5		Rejected – Alternative boundary taken forward
988	H2a potential allocation	2.289	Yes	Reasonable - Previous allocation H2a		Site as was not taken forward by members at executive committee or Jan 2018
989	ST5 York Central Team 2017 Submission 2	82.833	Yes	Reasonable - Housing Allocation ST5	ST5	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location – See Appendix K Part 2
990	<u>Limetrees Peppermill House</u>	<u>0.67</u>	<u>Yes</u>	<u>Reasonable</u>		<u>Rejected – Site submitted during the Regulation 19 consultation at which stage the allocations required for development had been identified. Alternatives will now be considered during the examination, if required.</u>
992	<u>Cherrytree House</u>	<u>0.37</u>	<u>Yes</u>	<u>Reasonable</u>		<u>Rejected – Site submitted during the Regulation 19 consultation at which stage the allocations required for development had been identified. Alternatives will now be considered during the examination, if required.</u>

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
993	<u>New Site Wetherby Road</u>	<u>3</u>	<u>Yes</u>	<u>Reasonable</u>		<u>Rejected – Site submitted during the Regulation 19 consultation at which stage the allocations required for development had been identified. Alternatives will now be considered during the examination, if required.</u>
997	<u>Amended Site at Common Road Dunnington</u>	<u>0.86</u>	<u>Yes</u>	<u>Reasonable</u>		<u>Rejected – Site submitted during the Regulation 19 consultation at which stage the allocations required for development had been identified. Alternatives will now be considered during the examination, if required.</u>
<u>PMM site</u>	<u>ST15a – Secondary School site</u>	<u>3.58</u>	<u>Yes</u>	<u>Allocated – ST15a adjacent to site ST15</u>	<u>ST15a</u>	<u>Selected – the site represents a suitable site adjacent to ST15 suitable for a secondary school if required.</u>
<u>PMM site</u>	<u>Terrys Carpark</u>	<u>0.862</u>	<u>Yes</u>	<u>Allocated as part of ST16</u>	<u>ST16a</u>	<u>Selected - The site represents a Brownfield opportunity for redevelopment in a sustainable location if sensitively designed and reflects built development.</u>
<u>PMM site</u>	<u>Land to the South of Terrys</u>	<u>0.1</u>	<u>Yes</u>	<u>Allocated as part of ST16</u>	<u>ST16b</u>	<u>Selected - The site represents a Brownfield opportunity for employment redevelopment in a sustainable location and reflects built development.</u>
<u>PMM site</u>	<u>Hungate</u>	<u>1.174</u>	<u>Yes</u>	<u>Allocated as ST32</u>	<u>ST16b</u>	<u>Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location and reflects built development</u>

Table General Employment Reasonable Alternatives (this is not all replicated with only the change to E8 shown)

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
600	Wheldrake Industrial Estate	0.449	Yes	Reasonable — Allocated as E8	E8	<p>Selected – The site passed the CYC site selection criteria and represents a suitable site for the use</p> <p><u>Rejected – This is now a community wood planted out by local school children and the land is no longer available for employment use.</u></p>

Appendix J: Possible Monitoring Indicators

SA Framework objective	New sub-objectives Will the policy/allocation:	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
1 To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	<ul style="list-style-type: none"> Population 	<ul style="list-style-type: none"> Net additional homes provided; Supply of ready to develop housing sites; % of new houses completed at densities in the policy: <ul style="list-style-type: none"> 100 units/ha within the city centre; 50 units/ha within the York urban area; 40 units/ha within the suburban area and Haxby/ Wigginton; 35 units/ha in the rural area and villages; % split of house types and flats; Percentage of dwelling plots on strategic sites sold to self builders; Losses of existing Gypsy pitches and / or Traveller pitches; Net additional Gypsy and Traveller pitches Losses of existing Travelling Showpeople plots (in Travelling Showpeople Yards or otherwise); Net additional Travelling Showpeople plots; Number and location of new houses in multiple occupation; Number of new specialist housing schemes; Gross affordable Housing Completions; Affordable housing mix broken down by 1, 2, 3 and 4+ beds; % of schemes delivering more affordable housing than the target percentage levels set out for site thresholds in the policy; Year in which, and time elapsed since last appropriate assessment of housing need undertaken. 	<ul style="list-style-type: none"> Not applicable
2 Improve the health and well-being of York's population	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<ul style="list-style-type: none"> Human health 	<ul style="list-style-type: none"> Losses of community facilities; Number, type, size and location of new community facility; Losses of built sports facilities; Number, type, size and location of new built sports facility; Year in which and time elapsed since Built Sports Strategy and Action Plan last updated; Losses of childcare facilities; Losses of primary care facilities; Number, type, size and location of new primary care facility; Progress on relocation of services previously provided at Bootham Hospital to a new site on Haxby Road; Number, type, size and location of new emergency service facility; Loss of Community Facilities; Life expectancy at birth; Infant Mortality Rate; Death rates from respiratory diseases; Percentage of people describing their health as 'good' or 'very good'; Rate of domestic and commercial burglaries; Percentage reduction in fear of crime statistics from CYC surveys; Percentage of residents who think where they live in York is a safe place to live; Reduction in households which have a deficiency to accessible openspace; Number of parks with Green Flag Award Status. 	<p>Access to:</p> <ul style="list-style-type: none"> Doctors openspace <p>Progress on provision of ambulance spoke facilities at sites ST7, ST8, ST9, ST15 and ST16</p>
3 Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all; 	<ul style="list-style-type: none"> Population 	<ul style="list-style-type: none"> Number of new on-campus bed spaces; Number of additional purpose-built off-campus bed spaces; Number of on-campus bed spaces; No of 16 – 18 year olds in education or employment or training; % of the population with GCSEs / NVQs /further education qualifications; Unemployment rate; Percentage of people out of work for over 12 months; Number of JSA claimants; The number of educational facilities which are available for use by the wider community. 	<p>(Housing) Access to:</p> <ul style="list-style-type: none"> nursery provision primary schools secondary schools higher education facilities <p>(Employment) Access to:</p> <ul style="list-style-type: none"> nursery provision <p>Progress on provision of required education facilities at strategic sites and other strategic provision arising out of the cumulative impact of development.</p>
4 Create jobs and deliver growth of a sustainable	<ul style="list-style-type: none"> Help deliver conditions for business success and 		<ul style="list-style-type: none"> Total amount of additional employment floorspace by type (gross and 	<p>Not applicable at location level assessment but</p>

SA Framework objective	New sub-objectives Will the policy/allocation:	SEA Topic	Indicative Indicators to use		
			For Policy Monitoring	For Site Allocations	
and inclusive economy	<ul style="list-style-type: none"> investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.. 		<ul style="list-style-type: none"> net) overall and for each allocation; Employment land available by type (in hectares) overall and for each allocation; Amount of additional employment land (hectares) developed for B1, B2 and B8 overall and for each allocation; Number of jobs created per annum; Losses of employment land in employment areas and in the local authority area as a whole; Amount of completed retail, office and leisure development in the City Centre; Amount of completed A1 (Food and non-food) floorspace (gross and net) by location; Amount of completed A2-A5 floorspace (gross and net) by location; Town Centre Health Check Indicators to be monitored through the AMR where data is available – to include: <ul style="list-style-type: none"> Diversity of main town centre uses (by number, type and amount of floorspace); Shopping rents (pattern of movements in Zone A rents within primary shopping areas); Proportion of vacant street level property and length of time properties have been vacant; Pedestrian flows (footfall); and Customer and residents views and behaviour % of working age population in employment; Local Indicator: Annual visitor expenditure and % increase on previous monitoring year; Average length of stay of visitors in the City and % increase on the previous monitoring year; Number of VAT registrations / number of VAT registered businesses; Percentage of population who are economically active; % Increase in employment generated by tourism; Number of knowledge based jobs and % increase on previous monitoring year; Number of 'green jobs' and % increase on previous monitoring year; Job density; No. of jobs created per annum; % increase in no. of jobs on previous monitoring year. 	linked to all Transport accessibility given relationship to commuting.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	N/a	<ul style="list-style-type: none"> Number of new specialist housing schemes; Number of affordable homes delivered (gross); Gross Affordable Housing Completions; Affordable housing mix broken down by 1,2,3 and 4+ beds; % of new developments built that are within 400m of a community facility (Primary school, GP or Convenience Store) and within 400m of a bus route with a 15 min frequency; % of new community facilities that are within 400m of a bus route with a 15 min frequency; Loss of Community Facilities; Percentage of people who feel they can influence decision making in their locality. 	Access to: <ul style="list-style-type: none"> non-frequent bus routes frequent bus routes park and ride bus stops railway station by walking railway station by cycling adopted highways Cycle routes Additional access for Housing sites: <ul style="list-style-type: none"> Supermarkets/convenience stores
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<ul style="list-style-type: none"> Air Climatic factors 	<ul style="list-style-type: none"> Delivery of strategic infrastructure schemes identified by target dates (to be monitored through LTP3); Amount of new development within 400 metres walkable distance of a frequent public transport route, local facilities (primary school, GP, convenience store) and within 100m of a cycle route; Number of developments submitting travel plans; Length of Public Rights of Way; New provision of cycle paths or cycle path improvements; Congestion: Additional travel delays to be measured against targets (85% by 2016, 80% by 2021 and 78% by 2031. 	Access to: <ul style="list-style-type: none"> non-frequent bus routes frequent bus routes park and ride bus stops railway station by walking railway station by cycling adopted highways Cycle routes Additional access for Housing sites: <ul style="list-style-type: none"> Neighbourhood parade Supermarket Access to: <ul style="list-style-type: none"> Pedestrian Right of Way (PROW)
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely 	<ul style="list-style-type: none"> Climatic factors 	<ul style="list-style-type: none"> Renewable energy capacity installed by type; CO2 reduction from local authority operations; Per capita reduction in CO2 emissions in the Local Authority area; 	Linked to all: <ul style="list-style-type: none"> All Transport accessibility indicators given relationship to trip generation and emissions

SA Framework objective	New sub-objectives Will the policy/allocation:	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
	<ul style="list-style-type: none"> effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy;. 		<ul style="list-style-type: none"> Number of development proposals of 10 dwellings or more or non-residential schemes over 1000m2 to integrate Combined Heat and Power and district / block heating networks. 	<ul style="list-style-type: none"> All flood risk indicators given its link to managing the effects of climate change All Green infrastructure indicators given its link to managing the effects of climate change Air Quality Management Areas given its link to emissions.
8	Conserve and enhance green infrastructure, biodiversity, geodiversity, flora and fauna for high quality and connected natural environment	<ul style="list-style-type: none"> Biodiversity Flora Fauna 	<ul style="list-style-type: none"> Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC; Change in areas and population of biodiversity importance, including: loss and addition of priority habitats and species (by type); Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance; Amount of eligible open spaces managed to Green Flag award status; % of recognised wildlife sites in favourable condition in current Local Biodiversity Audit; Condition of RAMSAR, SPA, SAC, SSSI and LNR's; Amount of new accessible open space provided as part of residential development on strategic sites (ha); Amount of new accessible open space provided in areas of deficiency; Open space monitoring in line with Open Space, Sport and Recreation Study and distances to open space types; Number and extent of recognised green corridors; 	Distance to/ incorporates: <ul style="list-style-type: none"> Statutory nature conservation designations; Regional Green Infrastructure Corridor; Site of Interest for Nature Conservation (SINC) site; Area of Local Nature Conservation (LNC) Interest; Ancient Woodland; Existing Openspace. District Green Infrastructure Corridor Local Green Infrastructure Corridor; Tree Protection orders
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Soil Material assets 	<ul style="list-style-type: none"> NI170: PDL that has been vacant or derelict for more than 5 years; Core Indicator M1: Production of primary won aggregates by mineral planning authority; Core Indicator M2: Production of secondary and recycled aggregates by mineral planning authority; Number of Allotment sites; Amount of agricultural land used for development. 	<ul style="list-style-type: none"> Brownfield / Greenfield/ Mixed Agricultural Land Classification
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Water 	<ul style="list-style-type: none"> River quality; Number of developments that incorporate water efficiency measures a part of the implementation of Code for Sustainable Homes and BREEAM (linked to climate change). 	Not applicable at location level assessment
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Material assets 	<ul style="list-style-type: none"> Capacity of new waste management facilities by waste planning authority; Residual household waste per household (kg); % of household waste sent for reuse, recycling and composting; % of municipal waste land filled; The number of waste sites that are allocated and subsequently developed within York. 	Not applicable at location level assessment
12	Improve air quality	<ul style="list-style-type: none"> Air Human health Climatic Factors 	<ul style="list-style-type: none"> Amount of reduction in Annual Mean NO2 concentrations; Amount of reduction in annual mean PM10 concentrations; % above / below legal requirements for NO2 and PM10; Number of Air Quality Management Areas in the city. 	Within/proximity to: <ul style="list-style-type: none"> Air quality management area (AQMA)
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Water Human health Climatic factors 	<ul style="list-style-type: none"> Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds; % of new dwellings in flood risk zones 2, 3a and 3b; % of new development incorporating SUDS; Number of new developments (Brownfield and Greenfield) achieving the targets for run off rates; Number of new developments where ground water or land drainage is connected to public sewers. 	Within: <ul style="list-style-type: none"> Flood risk zone 3b Flood risk zone 3a Flood risk zone 2

SA Framework objective	New sub-objectives Will the policy/allocation:	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
14 Conserve and enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Promote and enhance local culture; Preserve and enhance designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper 	<ul style="list-style-type: none"> Cultural heritage landscape 	<ul style="list-style-type: none"> Progress on the preparation of characterisation studies for key strategic sites; Stock of Grade 1, 2 & 2* listed buildings; Number of buildings on the At Risk Register; Number of Conservation Areas in York; % of Conservation Areas with an up to date character appraisal; % of Conservation Areas with published management proposals; Number of planning applications referred to English Heritage; Number of planning applications approved despite sustained objection from English Heritage. 	Distance to: <ul style="list-style-type: none"> Listed Buildings Scheduled Ancient Monuments Areas of Archaeological Importance
15 Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve and enhance the landscape including areas of landscape value; Protect and enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<ul style="list-style-type: none"> Cultural heritage Landscape 	<ul style="list-style-type: none"> % of applications approved in the Green Belt that are compliant with Green Belt policy; Amount of eligible open spaces managed to Green Flag award status; Amount of new accessible open space provided as part of residential development on strategic sites (ha); Amount of new accessible open space provided in areas of deficiency; Open space monitoring in line with Open Space, Sport and Recreation Study and distances to open space types; Number and extent of recognised green corridors; % of LA covered by relevant landscape character appraisals/ historic character appraisals; Areas showing change consistent with character area objectives; Extent of local historic parks and gardens at risk/lost. 	Within: <ul style="list-style-type: none"> An area of Historic Character and setting Conservation Areas Central Historic Core Character Appraisal Zone