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

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

Section 3: Spatial Vision and Outcomes

Local Plan Vision (Objectives) Compatibility Matrix			LOCAL PLAN VISION (OBJECTIVES)					
SA OBJECTIVES			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
1	To meet the diverse housing needs of the population in a sustainable way.	<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 Show people. 	0	0	++			
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 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. 	+	+	++	0	++	++
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. 	++	0	++	0	0	0
4	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. 	++	++	+			
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. 	+	++	++	0	0	0
6	Reduce the need to	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to 	++	++	++	+	+	+

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Local Plan Vision (Objectives) Compatibility Matrix			LOCAL PLAN VISION (OBJECTIVES)					
SA OBJECTIVES			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<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. 	-	+	-	+	+	++
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		0		0	++	++
9	Use land resources efficiently and safeguard their quality.	<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. 		0			++	++
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	0	-	0	++	++
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. 	-	0	-	0	0	++
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; 		++		0	0	++

KEY	++	+	0	?	-	--	
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Local Plan Vision (Objectives) Compatibility Matrix			LOCAL PLAN VISION (OBJECTIVES)					
SA OBJECTIVES			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
		<ul style="list-style-type: none"> Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		0				++
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	++	++
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		0	++	++	0	0
15	Protect and enhance York's natural and built landscape.	<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. 		0		++	++	++
Conflicts			<p>Where conflicts between the Local Plan objectives and the SA objectives have been identified this primarily relates to the need for growth on the one hand and the need to conserve resources on the other. For example, those Local Plan objectives that relate to job creation and building strong communities are likely to lead to increased resource use associated with new housing and economic development, which may be incompatible with SA objectives 7, 10 and 11.</p> <p>In some cases compatibility will depend on the implementation of the Local Plan objectives within the policies and proposals of the Plan itself. This particularly reflects uncertainties with respect to the location and form of new economic and housing development and the potential for both adverse and positive impacts on the built and natural environment associated with growth.</p>					
Synergies			<p>Those SA objectives that are particularly well supported by the Local Plan objectives include SA objective 2 (health) and SA objective 6 (transport) which reflects the emphasis of these Plan objectives on improving health, reducing the need to travel and enhancing transport infrastructure.</p> <p>Local Plan objectives relating to economic development, transport and building strong communities were identified as having a strong positive relationship with the socio-economic SA objectives (SA objectives 1, 2, 3, 4, 5 and 6) in particular whilst those Plan objectives relating to the protection and enhancement of the built and natural environment and resource use were considered to be compatible with those SA objectives covering environmental issues as well as health.</p>					
Summary			<p>Broadly, the Local Plan objectives are supportive of the SA objectives. No very incompatible objectives have been identified during the assessment and all of the SA objectives were considered to be very compatible with one or more of the Local Plan objectives.</p>					

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Local Plan Vision (Objectives) Compatibility Matrix		LOCAL PLAN VISION (OBJECTIVES)					
SA OBJECTIVES		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
		<p>This assessment has identified some areas where possible tensions exist. Where tensions have been identified this primarily relates to, on the one hand, the need for growth, and on the other, the need to protect and enhance the natural and built environment of York. However, any adverse effects may be mitigated, and tensions between the objectives resolved, if development takes place in accordance with all of the Local Plan objectives and as such an incompatibility is not necessarily an insurmountable issue, but one that may need to be considered in the development and implementation of the policies that comprise the Plan.</p>					

Section 4: Sustainable Development

Sustainable Development							
SA Objective			Option 1: Rely on NPPF to guide sustainable development			Option 2: Provide local level policy to guide sustainable development.	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	+	Permanent long term positive impact since it is assumed that NPPF will help bring about the development of new housing, associated with the presumption in favour of sustainable development.	+	It is assumed that a local level policy on sustainable development would guide development to the most sustainable locations, which would help to meet housing need in a sustainable way. This would have permanent and positive long term effects on this objective.	
2	Improve the health and well-being of York's population	<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 	+	Positive and permanent long term impacts on this objective, since the NPPF requires development to be approved in accordance with the principles of sustainable development.	++	A local level policy to guide development would have a long term and permanent significant positive impact on this objective, as development would be guided to the most sustainable locations and avoid any adverse health impacts. This would be more effective than applying the general principles of the NPPF.	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 					
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. 	+	Under the NPPF there is support for development which promotes sustainable communities including educational and employment opportunities.	+	A specific policy would provide opportunities to support education provision and promote employment opportunities through new development.	
4	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. 	+	Using the NPPF to guide sustainable development will have permanent positive impacts on this objective since it will help to deliver employment opportunities through mixed use development, for example.	+	It is assumed that a local level policy on sustainable development would guide development to the most sustainable locations and this would help to ensure that sustainable growth is created. This would have a permanent long term positive impact on this objective.	
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. 	+	Using the NPPF to guide sustainable development will help to address issues of inequality across York, since the NPPF seeks to promote sustainable economic growth, to provide affordable housing and greater choice of housing, and the use of sustainable modes of transport. All of these measures will have a positive and permanent long term impact on this objective.	+	A local level policy on sustainable development would take account of local level issues in relation to inequality. There would, therefore, be positive and permanent long term impacts on this objective.	
6	Reduce the need to travel and deliver a sustainable	<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 	+	Using the NPPF to guide sustainable development will have significant and long term positive impacts on this objective. The NPPF promotes the use of public transport and that new developments should be accessible by public transport which would help in reducing the need to travel in York.	++	A local level policy to guide sustainable development would address in detail the need to reduce travel and maximise use of public transport, and thereby have a significant positive, long term and permanent impact on this objective.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	integrated transport network	<ul style="list-style-type: none"> • supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 					
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	+	Relying on the NPPF to guide sustainable development would have positive impacts on this objective since the NPPF seeks to mitigate the adverse consequences of greenhouse gas emissions. On this basis there will be positive and permanent long term positive impacts on this objective.	+	It is assumed that a local level policy on sustainable development would factor in the need to minimise greenhouse gas emissions and thereby have a permanent and positive long term impact on this objective.	
8	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; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	+	Relying on the NPPF to guide sustainable development will have positive impacts on this objective, since the NPPF affords significant protection to the natural environment.	+	It is assumed that a local level policy on sustainable development would take account of local level characteristics in relation to the natural environment, and afford significant protection to the natural environment as a consideration for sustainable development. Together with other SA objectives which protect the environment there would be positive and permanent long term impacts.	
9	Use land resources efficiently and safeguard their quality	<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. 	+	The NPPF requires that ' <i>planning policies should encourage the effective use of land by re-using land that has been previously developed</i> ' and to ' <i>remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate</i> '. Therefore reliance on the NPPF will have positive and permanent long term impacts on this objective.	++	It is assumed that a local level policy on sustainable development would direct development to the most sustainable locations, which include re-use of previously developed land and safeguard other land. Such a policy could also take account of local characteristics in this regard. There would therefore be significant positive and permanent long term impacts on this objective.	
10	Improve water	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and 	0	No significant effect or clear link.	0	No significant effect or clear link.	

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	efficiency and quality	groundwaters.					
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. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
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. 	+	Relying on the NPPF to guide sustainable development would have positive impacts on this objective. The NPPF seeks to mitigate the adverse impacts of climate change and promotes the use of sustainable forms of transport.	+	It is assumed that a local level policy to guide sustainable development would factor in the need to reduce the need to travel, to ensure that maximum use is made of public transport and that developments are as sustainable as possible. A local level policy could also take account of local characteristics in terms of air quality and thereby have positive and permanent long term impacts on this objective.	
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). 	+	The NPPF requires that <i>'local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk..'</i> . Therefore, relying on the NPPF to guide sustainable development would have positive and permanent long term impacts on this objective.	++	A local level policy to guide sustainable development would direct development to the most sustainable locations and avoid locations at risk of flooding, taking account of local characteristics. This would therefore have a permanent positive long term impact on this objective.	
14	Conserve or enhance York's historic	<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 	+	The NPPF affords protection to the historic environment and requires that local plans should include <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> . This requirement will have positive and permanent impacts	++	A local level policy to guide sustainable development would direct development to the most sustainable locations and thereby avoid adverse impacts on York's historic environment, cultural heritage, character and setting. This would have	

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	environment, cultural heritage, character and setting	non-designated heritage assets and their setting; <ul style="list-style-type: none"> • Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		with regards to protecting York’s historic environment, cultural heritage and character.		positive, long term and permanent impacts on this objective.	
15	Protect and enhance York’s natural and built landscape	<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. 	+	The NPPF requires that the planning system should contribute to and enhance the natural and local environment and to seek to minimise pollution and other adverse impacts on the local environment. Reliance on the NPPF to guide sustainable development would therefore have positive and permanent long term impacts on this objective.	++	A local level policy to guide sustainable development would direct development to the most sustainable locations, which in itself would help contribute positively to this objective and have long term and permanent impacts. A local policy could also take account of local characteristics in relation to the natural and built landscape and have a greater positive impact than the NPPF.	
General		There would be a number of positive impacts from using the NPPF to guide sustainable development. The NPPF seeks to bring about sustainable economic growth, provide affordable housing, encourage the use of sustainable transport, and stipulates that local plans should have a positive strategy in relation to protection of the environment, both built and natural. Reliance on the NPPF will therefore impact positively on the majority of the SA objectives,					
Preferred Approach		<p>The environmental impact of having a local level policy on sustainable development is positive and would be a long term and permanent impact. A local level policy can take account of local environmental characteristics in York and respond in detail and effectively to specific circumstances.</p> <p>A local level policy to guide sustainable development would help to ensure sustainable growth, by directing development to the most sustainable locations, taking account of the characteristics of the economy in York. This would therefore have positive impacts on the economy.</p> <p>A local level policy to guide sustainable development would have positive social impacts since it would help to ensure that future development in York had a long lasting and positive impact, and to help York grow sustainably. Strong communities would be fostered where local characteristics and issues specific to York can be taken account of.</p>					
Recommendations		There were no adverse impacts identified from having a local policy on sustainable development and therefore there is no need for the policy wording to take account of any negative impacts.					

SECTION 5: SPATIAL STRATEGY

KEY	++	+	0	?	-	--	
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The York Sub-Area						
SA Objective			Option 1 Rely on NPPF to guide development in the York sub-area (no policy option)	Option 2: Provide local level policy to guide development in the York sub-area		
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	+	This option would be expected to support the delivery of housing which is likely to help meet identified need, in accordance with policy contained within the NPPF. However, reliance on the NPPF to guide the quantum and location of development within the Sub Area would result in a lack of strategic direction. In consequence, the volume and spatial distribution of housing may be strongly market-led which could lessen the potential benefits associated with new housing development (i.e. the right volume and type of housing may not be located in areas with greatest need). There may also be wider implications for areas beyond the York Sub Area including, for example, Leeds whose housing markets are strongly related to those of the Sub Area. Overall, the option has therefore been assessed as having a positive effect on this objective.	++	This option is expected to help ensure that housing delivery meets identified need within the City of York. It is also considered that a localised approach will ensure that proper account is taken of the housing requirements of the wider Sub Area and beyond which is particularly pertinent given the strong relationship between the housing market areas of, for example, Leeds and Harrogate with York. Indirectly, this will also help to ensure that, at the sub-regional scale, housing delivery supports economic growth. Overall, this option has been assessed as having a significant positive effect on this objective.
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	The NPPF provides strong policy on the promotion of healthy communities including, for example, in respect of the integration of housing and economic uses with community facilities and services, open space provision as well as on pollution control. Therefore, it is expected that these principles would underpin the location of new development under this option, generating a positive effect in relation to this objective. However, without local strategic direction opportunities may be lost to ensure that new development is located in close proximity to health facilities and to create a network of green-space. Further, an un-coordinated approach may generate long term pressure on existing health facilities and open space and prevent new facilities being located in those areas within the Sub Area in greatest need.	+	It is expected that this option would help to ensure that the provision of health facilities and growth within the York Sub Area are aligned. Further, a localised policy approach will help to ensure that important linkages both within the City of York and extending to the Sub Area and beyond are maintained and enhanced thereby helping to ensure that health facilities are accessible. This option may be expected to help ensure that new development promotes healthier lifestyles through the provision of open space and networks of green infrastructure and through locating development in areas which encourage walking and cycling. Overall, the option has been assessed as having a positive effect on this objective.
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. 	-	There is currently pressure on educational facilities in York due to rising demand. Reliance on the NPPF to guide development may undermine efforts to plan positively for increased demand given the resulting uncertainty with respect to where new development would be located across the Sub Area. Further, a reliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through properly planned student	+	It is expected that this option would help to ensure that the provision of educational facilities and growth within the York Sub Area are aligned. Localised, strategic planning of the York Sub Area would also help to enable the strategic priorities of sub regionally important higher education institutions including the University of York to be implemented and associated economic benefits to the City and region realised in the medium to long term. Overall,

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				accommodation) are lost. This has been assessed as having a minor negative effect on this objective.			this option has been assessed as having positive effect on this objective.
4	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. 	+	The York Sub Area is an important part of regional economy. This option would not necessarily detract investment from the Sub Area. However, in not properly defining the role of York (as the main economic driver) and its connections with the wider Sub Area and beyond, its economic potential may be lessened for example, by not providing appropriate premises in the correct locations. The approach under this option may also act as a barrier to planning for the strategic infrastructure required to support economic development. Further, an absence of policy covering the role of York within the Sub Area could undermine co-operation with neighbouring authorities including those within the Sub Area and beyond and the realisation of the important and complimentary role these areas can play in the economic success of the region. Overall, this option has been assessed as having a positive effect on this objective.	++	As noted in respect of the assessment of Option 1, the York Sub Area is an important part of the regional economy and the City of York is the main economic driver in the Sub Area, as identified in the York Sub Area Study. Specific policy coverage which properly defines the role and economic priorities for the City of York in this context is expected to support economic growth within the Sub Area by, for example: helping to ensure that suitable employment land and premises are provided alongside the infrastructure required to accommodate development; ensuring that development within and outside the City are complementary to each other and cumulative benefits realised; and increasing accessibility to employment opportunities within the City through enhanced public transport provision. Further, policy provision may also help deliver wider cross-boundary benefits, both to other local authorities within the Sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic economic matters and ensuring that development in York complements/enhances and does not undermine the economic performance of areas such as Leeds. Overall, this option has been assessed as having a significant positive effect on this objective.	
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. 	+	The NPPF places a strong emphasis on accessibility and in consequence this option is expected to generate benefits on this objective. However, it is considered that this approach would potentially undermine the ability of the Plan to fully realise York's economic role which may in-turn both impede economic growth and hinder the extent to which any benefits from new development address deprivation both within the City, the Sub Area as a whole and beyond. Further, this option could result in development not being provided in accessible locations (i.e. within York City Centre) or may result in a lack of investment in transport infrastructure provision. This may mean that new services, facilities and housing are not accessible and could inhibit the ability of the Plan to unlock development potential outside the City Centre. Notwithstanding, given existing policy provision within the NPPF, this option has been assessed as having a positive effect on this objective.	+	This option will help ensure that York's economic role is fulfilled which in-turn is expected to help generate employment opportunities and deliver key services and facilities that will help address deprivation across York and beyond. Further, a localised policy approach may ensure that important linkages both within the City of York and extending to the Sub Area and beyond are maintained and enhanced thereby helping to ensure that York's role as a service centre is realised and accessibility to it increased. This may be achieved, for example, through the provision of improved transport infrastructure that not only improves accessibility to the City but unlocks development outside the City boundary. Overall, this option has been assessed as having a positive effect on this objective.	
6	Reduce the	<ul style="list-style-type: none"> Deliver development where it is 	+ -	The NPPF places strong emphasis on accessibility as well on	+ -	A policy approach that defines the role of York within the	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	need to travel and deliver a sustainable integrated transport network	<p>accessible by public transport, walking and cycling to minimise the use of the car;</p> <ul style="list-style-type: none"> • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 			sustainable transport. It can therefore be reasonably assumed that new development under this option would be delivered in accordance with these principles, generating a positive effect on this objective. Notwithstanding, a lack of localised policy provision may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel. In this respect, it is also important to recognise the strong relationship with areas outside the York Sub Area and the need for co-operation with areas such as Leeds to influence transport investment which may be undermined by this option. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		wider York Sub Area will help to ensure that transport priorities are identified and delivered alongside growth. As noted above, this is expected to help enhance accessibility, both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. Through the identification of wider strategic priorities, this policy may facilitate co-operation between the Council, other local authorities and service providers thereby supporting the delivery of strategic transport infrastructure such as improvements to the Leeds-York-Harrogate rail line and links to HS2. However, supporting growth within the City may also increase congestion and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.
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 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. 	+ -		Addressing and adapting to climate change is one of the core planning principles of the NPPF and in consequence it can be assumed that new development under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, as noted above, this option may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel and greenhouse gas emissions.	+ -	As noted above, this option will help to ensure that transport priorities are identified and delivered alongside growth which is expected to help enhance accessibility both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help to unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. This is expected to help reduce greenhouse gas emissions. However, supporting growth within the City may also increase congestion and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected	<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. 	+		The York Sub Area contains a number of environmental assets which are likely to be afforded protection through policy contained within the NPPF under this option. However, a no policy approach may hinder a strategic approach to the planning of green infrastructure and the conservation of important assets that extend beyond the City of York boundaries. Overall, this option has been assessed as having a minor positive effect on this objective.	++	As noted under the assessment of Option 1, the York Sub Area contains a number of environmental assets. This option will ensure that these assets are conserved. Further, it is expected that the option would help promote a strategic approach to planning for green infrastructure across York and the wider Sub Area. This may help to ensure, for example, that linkages between assets are maintained and enhanced and new opportunities for habitat creation realised. This option is expected to support the delivery of growth within the City of York and in consequence would be expected to help reduce development within the open countryside. Overall, the option has been assessed as

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	natural environment						having a significant positive effect on this objective.
9	Use land resources efficiently and safeguard their quality	<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. 	0	Whilst the NPPF encourages the effective use of land by re-using land that has been previously developed, this option may undermine attempts to redevelop Brownfield sites, particularly those within York City Centre and could result in increased development on Greenfield land. Overall, the option has been assessed as having a neutral effect on this objective.		+	As noted above, this option would help York fulfil its regional and sub-regional role. This is expected to result in development being focused within the City Centre which in-turn could reduce the volume of development on Greenfield land. Overall, this has been assessed as having a positive effect on this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	This option is not expected to have a significant effect on this objective.		0	This option is not expected to have a significant effect on this objective.
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	This option is not expected to have a significant effect on this objective.		0	This option is not expected to have a significant effect on this objective.
12	Improve air quality	<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 	-	As noted above, this option may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel and emissions to air. It may also undermine attempts to strategically address air quality issues including in respect of the City of York's AQMAs (e.g. by achievement of a modal shift to walking, cycling and public transport). In consequence, the option has been assessed as having a negative effect on this objective.		+ -	This option will help to ensure that transport priorities are identified and delivered alongside growth which is expected to help enhance accessibility both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. This is expected to help reduce emissions to air. Further, the option would facilitate coordinated investment in strategic transport infrastructure and may help to address strategic air quality issues. However, supporting growth within the City may also increase emissions to air arising from new development both in the short term during construction and in the longer term as a result of increased congestion. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.

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		of the car.					
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	Parts of the York Sub Area are subject to high levels of flood risk. The York Sub Area Study identifies that long term growth proposals may be impacted by the extent of flood risk within York and that in order to improve the resilience of the Sub Area to flooding, it will be important to adopt a catchment wide approach. Such a catchment wide approach may be undermined should a “no policy” approach be taken forward. However, it is recognised that the NPPF seeks to avoid development in areas at risk of flooding and in consequence the option has been assessed as having a neutral effect on this objective.	+		This option is expected to complement a catchment-wide approach to planning for flood risk across the York sub Area which has been assessed as having a minor positive effect on this objective.
14	Conserve or enhance 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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	The York Sub Area contains a large number of historic built assets. Policy within the NPPF would be expected to help ensure their protection under this option although without a strong strategic approach, opportunities to enhance these assets and to utilise them to promote wider economic growth may be lost. Overall, the option has therefore been assessed as having a positive effect on this objective.	++		As noted under the assessment of Option 1, the York Sub Area contains a large number of historic built assets. Whilst it is expected that the option would result in development being focused within the City of York which increases the risk of assets being adversely affected by new development, on balance it is considered that this option will ensure that these assets are conserved and, where possible, enhanced. Further, it is also expected that the option will help ensure that wider economic benefits including links to tourism are capitalised upon. This is likely to generate economic benefits to the City of York, the Sub Area and beyond. Overall, this has been assessed as having a significant positive effect on this objective.
15	Conserve and enhance York’s natural and built landscape	<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. 	0	The main landscape designations relevant to the Sub Area are the York Green Belt and the Howardian Hills Area of Outstanding Natural Beauty (AONB). The City of York’s townscape and strategic green wedges are also of significant importance. Whilst the NPPF seeks to maintain landscape character, opportunities may be lost under this option to link landscapes including the urban area with its rural fringe. Further, there is a risk that under this option there may be increased development beyond the City of York which could undermine local landscape character in more rural areas. Overall, the option has been assessed as having a neutral effect on this objective.	+		Whilst this option is expected to result in a focus of development within York which has the potential to undermine its important character, it is envisaged that a local policy will ensure that landscape and townscape is maintained and enhanced. Further, in focusing development within the City boundary, the option may indirectly protect the landscape character of rural areas. In consequence, the option has been assessed as having a positive effect on this objective.
General			<p>This component of the spatial strategy considers two options for the York Sub Area namely: Rely on the NPPF to guide development in the York Sub Area (Option 1); and Provide local level policy to guide development in the York Sub Area (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-alia, support housing and economic development, protect and enhance the built and natural environment and address climate change. In</p>				

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	<p>consequence, this option has been assessed as having a positive effect across several SA objectives including in respect of housing (Objective 1), health (Objective 2), employment (Objective 4), equality (Objective 5), biodiversity (Objective 8) and cultural heritage (Objective 14). However, the York Sub Area is an important part of the regional economy and in not properly defining the role of York (as the main economic driver) and its connections with the wider Sub Area and beyond, growth in the Sub Area may be reduced and opportunities to capitalise on benefits associated with development (e.g. strategic transport infrastructure provision) undermined. Further, this option may hinder cross boundary, strategic planning which is particularly pertinent given the strong linkages the Sub Area has with, for example, the Leeds City Region.</p> <p>The option is not expected to generate any significant negative effects. Minor negative effects were identified in respect of education (Objective 3), due to the potential for new development, if not properly planned, to result in increased pressure on educational facilities, and air quality (Objective 12), as a result of potential increases in emissions to air.</p> <p>The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6) and climate change (Objective 7) given, on the one hand, the strong emphasis in the NPPF placed on accessibility, and on the other, the potential for a no policy approach to increase travel and congestion.</p> <p>Option 2 This option has been assessed as having a significant positive effect on objectives relating to housing (Objective 1), employment (Objective 4), biodiversity (Objective 8) and cultural heritage (Objective 14). This principally reflects the underlying assumption that specific policy coverage which properly defines the role and economic priorities for the City of York will support economic growth in the City, the Sub Area and beyond given its role as the Area's main economic driver and important linkages to the Leeds City Region. It is also expected that a more strategic approach as promoted under this option would support the co-ordinated provision of housing, key (including green) infrastructure and services required to accommodate growth, helping to ensure that development is located in accessible locations. It would also complement, and not hinder, the priorities of other local authority areas. Other positive effects have been identified in respect of health (Objective 2), education (Objective 3), equality (Objective 5), use of land (Objective 9), flood risk (Objective 13) and landscape (Objective 15).</p> <p>The option is not expected to generate any significant or minor negative effects.</p> <p>The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) given, on the one hand, the potential for this option to increase accessibility, and on the other, the potential for a development within the City of York to increase congestion.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option will help to conserve the City's important built and environmental assets. It will also foster a strategic approach to enhancing these assets and capitalising upon the economic opportunities they present. However, this is the potential for negative effects on climate change and air quality due to increased congestion within the City of York. • Economic Impact: This option would define the role and economic priorities for the City of York, supporting economic growth in the City and the Sub Area. Further, policy provision may also help deliver wider cross-boundary benefits, both to other local authorities within the Sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic economic matters and ensuring that development in York complements and does not undermine the economic performance of other areas. • Social Impact: A more strategic approach as promoted under the preferred option would support the co-ordinated provision of housing, key infrastructure and services required to accommodate growth and would help to ensure that development is located in accessible locations. This will help meet the needs of current and prospective residents and help to reduce deprivation. 						

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Recommendations	<p>The preferred option should include measures which:</p> <ul style="list-style-type: none"> • Define the role of York within the York Sub Area and the linkages of the Area to the Leeds City Regions and York and North Yorkshire Sub Region • Set out, broadly, where and how housing needs are to be met • Include provision for the protection and enhancement of built and natural environmental assets within the City of York as well as linkages to assets beyond the City's boundaries • Promote a strategic approach to transport, services and facilities provision taking into account the need to address deprivation • Recognise the importance of York's educational institutions to the Sub Area and beyond
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Drivers of Growth
 Alternatives relating to future housing and employment growth are considered in Sections 8-10

Factors Which Shape Growth		Option 1 Prioritise social and economic spatial principles	Option 2 Prioritise environmental spatial principles	Option 3 Take a balanced approach to the identified spatial principles	Option 4 Prioritise viability and deliverability development				
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 Show people. 	++	Under this option the delivery of housing to meet community needs would be prioritised which would have a positive effect on this objective. This option may support higher levels of housing supply relative to Options 2, 3 and 4 thereby helping to meet longer term affordable housing need. Further, in prioritising growth over environmental factors, opportunities may arise to accommodate additional housing demand from neighbouring authorities which is	-	An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new development and the ability of the Plan to meet housing needs across the local authority area (as a result of environmental constraints). In this context, it is noted that the North Yorkshire Strategic Housing	++	Evidence contained within the SHLAA indicates that under a balanced approach that applies equal weight to spatial principles, this option would enable the delivery of sufficient land to accommodate the housing requirements over the plan period within the City of York. However, this approach may limit the ability of the plan to deliver the higher levels of growth needed to address affordable	+	This option would effectively let the market dictate the location of development. Whilst this is likely to mean that sufficient sites come forward during the plan period to meet needs both within the City of York and, potentially, beyond and is likely to help to ensure that land identified for housing development does come forward during the plan period, in not providing clear strategic direction, there is a risk that need

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				particularly pertinent given the linkages between housing market areas. Overall, this option has been assessed as having a significant positive effect on this objective.		Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York. In consequence, this option has been assessed as having a negative effect on this objective.		housing need. Further, opportunities to accommodate additional growth from neighbouring authorities would be likely to be limited due to environmental constraints. Taking account of the scale of new housing development that could be supported by this option, it has been assessed as having a significant positive effect on this objective.		may not be met in specific areas. Overall, this option has therefore been assessed as having a positive effect only on this objective.
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 open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+ -	In prioritising economic and social spatial principles, this option would be expected to enhance the health and well-being of the population (e.g. through ensuring that new development is well served by facilities and services including open space and is located so as to encourage walking and cycling). However, inherent tensions may exist with this approach with for, example, the need to deliver housing and economic growth on the one hand and the need to protect open space and avoid development in locations that could have adverse impacts on human health (such as within AQMAs) on the other. On balance, this option has	+ -	The focus of this option on the protection and enhancement of environmental assets may indirectly help to promote healthier lifestyles, particularly through the protection (and provision of new) green infrastructure. Further, in seeking to improve accessibility and prevent unacceptable levels of congestion and pollution, this option could encourage walking and cycling, minimising adverse impacts on human health arising from, for example, air quality. Nonetheless, there is also the potential for	+	A balanced approach would be expected to seek to deliver new development that is well served and accessible, generating a positive effect on this objective. This option is also likely to afford a greater degree of flexibility in location choice to enable, for example, the most important open space to be retained, whilst delivering development to meet needs. In consequence, this option has been assessed as having a positive effect on this objective.	-	This option would lead to development being located at the most viable sites. This could result in the increased development of Greenfield land (and open space) as well as development in relatively inaccessible locations sites. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of green infrastructure. Overall, this option has been assessed as having a negative effect on this objective.

KEY	++	+	O	?	-	--	Positive or negative impact depending on how it is implemented				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely					
				been assessed as having a mixed positive and negative effect on this objective.							
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. 	+	This option would be expected to help ensure that new development is accessible to educational facilities. As this approach would prioritise socio-economic principles it would also be expected to help deliver educational facilities to meet needs including for student accommodation. Further, the option would be likely to maximise opportunities to complement or support the City's educational institutions, e.g. by supporting the Science City Sector, for example, by providing opportunities for expansion.	+	-	This option could serve to focus new development within the existing urban area and villages in order to avoid adverse environmental impacts. This may help to ensure that new sites are well located to existing educational facilities. By restricting growth, the option may also reduce pressure on primary school places. However, the option could also restrict the provision of new facilities both by limiting the availability of sites to accommodate facilities	+	<p>As under Option 1, a balanced approach would be expected to help ensure that new development is accessible to educational facilities and delivers educational facilities to meet needs including for student accommodation. Further, the option would be expected to provide opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	-	In prioritising viability and deliverability, this option could deliver growth that is not accessible to educational facilities. Further, the option may hinder strategic planning and delivery of educational services and facilities which has been assessed as having a negative effect on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				Overall, this option has been assessed as having a positive effect on this objective.					and restricting larger developments at the edge or beyond the urban area which could incorporate new educational provision. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	
4	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. 	++	This option would be expected to support delivery of the York Economic Strategy and would enable faster growth within advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors (in accordance with Scenario 2 detailed in York Economic and Retailing Growth Analysis and Visioning Work). Prioritising economic growth ahead of environmental protection may help to ensure that the very best employment sites are made available thereby supporting the expansion of indigenous businesses and attracting inward investment. This would be likely to help York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.	-	An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new economic development and the delivery of a range of suitable sites which in turn may impede the ability of the plan to deliver the York Economic Strategy. In consequence, this option has been assessed as having a negative effect on this objective. Notwithstanding, this option would serve to protect and enhance the built and natural environmental which is an important local economic driver.	++	As under Option 1, it is expected that a balanced approach would also enable the delivery of the York Economic Strategy and support the faster rates of growth required in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. Whilst site choice may be more restricted relative to Option 1 in order to take account of environmental constraints, evidence contained within the Employment Land Review indicates that there would still be a suitable range of sites to meet needs. Under this option, it is anticipated that a balance could be struck between protection of natural and built	+	Under this option it is considered reasonable to assume that employment land would be brought forward to support economic growth. However, there is a risk that poor strategic direction could serve to undermine wider plan objectives, for example should development be directed away from the city centre. Further, without good strategic direction, this approach may undermine the planning and delivery of the infrastructure required to support growth. An approach that focuses on viability could result in the loss of existing or future sites to housing. Overall, this option has been assessed as having a positive effect on this

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented				
				<p>However, under this option there may be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>			<p>environmental assets and their promotion to attract economic growth.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	objective.			
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>A key driver of this option would be to help deliver equality and accessibility through the provision of housing, employment and services and facilities to meet community needs. In consequence, the option has been assessed as having a significant positive effect on this objective.</p>	+	-	<p>This option could serve, indirectly, to focus new development within the existing urban area and within some of the City's most deprived wards. Further, the option would help to prioritise the promotion of accessibility and sustainable modes of transport. However, in constraining growth the option is considered likely to hinder the ability of the Plan to meet community needs for housing and employment in particular which could undermine any positive effects on this objective. Further, by limiting the availability</p>	++	<p>A balanced approach would be expected to seek to deliver new development that is well served and accessible. Further, the option would be anticipated to help meet plan requirements for housing and economic development, enabling appropriate growth to be directed to areas in need.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	-	<p>In prioritising viability and deliverability, this option could deliver growth that is not accessible to services and facilities. Further, in not providing clear strategic direction, there is a risk that needed investment could be drawn away from deprived areas. This option could also hinder strategic planning and delivery of services and facilities which has been assessed as having a negative effect on this objective.</p>

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					of sites to accommodate facilities and restricting larger developments at the edge or beyond the urban area, this option could also restrict the ability of new development to incorporate service provision. On balance, this option has been assessed as having a mixed positive and negative effect on this objective.					
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. 	+	In prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services.	+	By constraining growth this option is likely to support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, the option could lead to increased development pressure within the urban area and increased congestion. On balance, this option has been assessed as having a positive effect on this objective.	+	A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. The option has therefore been assessed as having a positive effect on this objective.	-	This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
				Overall, this option has been assessed as having a positive effect on this objective.						
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 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>As noted above, in prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure and that helps minimise greenhouse gas emissions. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. An approach that is driven by growth may also increase greenhouse gas emissions arising from additional development relative to the other options.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>	+	<p>The approach underpinning this option would be expected to seek to minimise greenhouse gas emissions. In this respect, and by constraining growth, this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area and increased congestion and associated emissions to air.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+ -	<p>A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased greenhouse gas emissions.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	-	<p>This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating additional greenhouse gas emissions relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>

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8	<p>Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	<p>This option would prioritise socio-economic principles above environmental ones. In consequence, it is anticipated that in seeking to maximise growth and meet community needs, the option would have a negative effect on biodiversity.</p>	++	<p>This option would prioritise the protection and enhancement of environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.</p>	+ -	<p>A balanced approach is likely to support the protection of ecological assets and avoid significant adverse impacts on habitat or species. However, in seeking to meet community needs and deliver economic growth, the option may result in more localised adverse impacts on biodiversity.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	-	<p>In prioritising viability and deliverability, this option could result in growth and sites being brought forward that adversely affect ecological assets. Further, this option may hinder strategic planning and delivery of green infrastructure.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>
9	<p>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>In prioritising economic and social spatial principles, this option would be expected to deliver development in accessible locations. This is likely to help promote development in the urban area and the redevelopment of Brownfield sites. However, seeking to meet community needs and maximise economic growth is likely to require the development of substantial areas of Greenfield land and in consequence, this option has been assessed as having a negative effect on this objective.</p>	+	<p>As noted above, this option would prioritise the protection and enhancement of environmental assets. Allied with the delivery of a more compact form of development within the existing urban area, this option is likely to encourage the reuse of previously developed land which has been assessed as having a positive effect on this objective.</p>	+ -	<p>This option is likely to deliver development both within the urban area, making use of previously developed land, and (in order to meet needs) at Greenfield sites. This has been assessed as having a mixed positive and negative effect on this objective.</p>	-	<p>In prioritising viability and deliverability, this option could result in increased development on Greenfield land relative to Options 1, 2 and 3. This has been assessed as having a negative effect on this objective.</p>
10	<p>Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of</p>	++	<p>This option would prioritise the protection and enhancement of environmental assets.</p>	?	<p>Effects on this objective are considered to be uncertain and will depend on the location,</p>	?	<p>Effects on this objective are considered to be uncertain and will depend on the location,</p>

KEY	++	+	O	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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				new development to be taken forward.		In consequence, it has been assessed as having a significant positive effect on this objective.		scale and type of new development to be taken forward.		scale and type of new development to be taken forward.
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. 	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.
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. 	-	As noted above, in prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure that helps minimise emissions to air. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. An approach that is driven by growth may also increase emissions to air arising from additional	+ -	The approach underpinning this option would be expected to seek to enhance air quality. In this respect, by constraining growth this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area including at locations with existing air quality issues, increased congestion and associated emissions to air. Overall, this option has	+ -	A balanced approach would be expected to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased traffic and emissions to air and, potentially, development in locations with existing air quality issues. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating additional emissions to air relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.

KEY	++		+	0	?	-	--		Positive or negative impact depending on how it is implemented	
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			
					development and increase the pressure for delivery of new development within areas affected by existing air quality issues. Overall, this option has been assessed as having a negative effect on this objective.					been assessed as having a mixed positive and negative effect on this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	<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	Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	+	This option would seek to ensure that flood risk is managed as a priority. Further, the option is likely to constrain growth within the urban area, limiting the release of Greenfield sites. In consequence, the option has been assessed as having a positive effect on this objective.	0	Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	0	Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.
14	Conserve or enhance York's historic environment, cultural heritage,	<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; Preserve or enhance those elements 	-	In prioritising socio-economic principles, this option could lead to an increased risk of adverse effects on cultural heritage assets for example, as a result of increased	++	This option would prioritise the protection and enhancement of York's built environmental assets. In consequence, it has been assessed as having a	+ -	A balanced approach is likely to support the protection of heritage assets and avoid significant adverse impacts on this objective. However, in	-	Under this option there may be an increase in development outside the main urban area which could help to reduce pressure on heritage assets. However, in

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	character and setting.	which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper.		development pressure within the City Centre or due to the more substantial development of sites outside the existing urban area that could affect the setting and special character of York. Under this option there may also be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a negative effect on this objective.		significant positive effect on this objective.		seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on some heritage assets. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		prioritising viability and deliverability, this option may also bring forward development that adversely affects assets as well as the setting and special character of York. Overall, this option has been assessed as having a negative effect on this objective.
15	Protect and enhance York's natural and built landscape.	<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. 	-	In prioritising socio-economic principles, this option could lead to an increased risk of adverse effects on landscape. Under this option there may also be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward	++	This option would prioritise the protection and enhancement of York's built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.	+ -	A balanced approach is likely to support the protection and enhancement of landscape and avoid significant adverse impacts on this objective. However, in seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on landscape	-	In prioritising viability and deliverability, this option may bring forward development that adversely affects local landscape character, visual amenity and the setting and special character of York. Overall, this option has been assessed as having a negative effect on this objective.

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

			investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a negative effect on this objective.			character. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	
General	<p>This component of the spatial strategy considers four options with respect to the factors which shape growth, namely: Prioritise social and economic spatial principles (Option 1); Prioritise environmental spatial principles (Option 2); Take a balanced approach to the identified spatial principles (Option 3); and Prioritise viability and deliverability development (Option 4).</p> <p>Option 1 Reflecting the priority of this option on socio-economic spatial principles, it has been assessed as having a significant positive effect on housing (Objective 1), employment (Objective 4) and equality and accessibility (Objective 5). Positive effects were also identified in respect of objectives relating to education (Objective 3) and transport (Objective 6).</p> <p>No significant negative effects were identified although more minor negative effects have been assessed against the majority of the environmental SA Objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15). This principally reflects the option’s emphasis on growth which could lead to an increased risk of adverse effects and development pressure on York’s built and natural environmental assets and increased emissions to air (relative to the other options).</p> <p>This option was assessed as having mixed positive and negative effects on health (Objective 2) which reflects the inherent tensions that may exist with this approach with for, example, the need to deliver housing and economic growth on the one hand and the need to protect open space and avoid development in locations that could have adverse impacts on human health on the other.</p> <p>Option 2 This option would prioritise the protection and enhancement of York’s built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on biodiversity (Objective 8), water (Objective 10), cultural heritage (Objective 14) and landscape (Objective 15). Positive effects were also identified in respect of objectives relating to transport (Objective 6), climate change (Objective 7), land use (Objective 9) and flood risk (Objective 13).</p> <p>This option was not considered likely to generate any significant negative effect against the SA objectives. However, minor negative effects were identified in respect of housing (Objective 1) and employment (Objective 4). An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new development and the ability of the Plan to meet housing needs and deliver economic growth, particularly taking into account the environmental constraints of the Plan area.</p> <p>This option was assessed as having mixed positive and negative effects on health (Objective 2), education (Objective 3), equality and access (Objective 4) and air quality (Objective 12).</p> <p>Option 3</p>						

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>Like Option 1, this option was considered likely to have a significant positive effect on housing (Objective 1), employment (Objective 4) and equality and accessibility (Objective 5) as a balanced approach that applies equal weight to spatial principles would be expected to enable the delivery of sufficient land to accommodate the City's housing and employment requirements over the plan period. Further positive effects were identified in respect of health (Objective 2), education (Objective 3) and transport (Objective 6).</p> <p>This option was not assessed as having any significant negative or minor negative effects on any of the SA Objectives. Reflecting the more balanced approach under this option however, mixed positive and negative effects were identified across several objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15).</p> <p>Option 4 No significant positive effects have been identified in respect of this option. This option would effectively let the market dictate the location of development. Whilst this is likely to mean that sufficient sites come forward during the plan period to meet overall housing and employment requirements within the City of York, in not providing clear strategic direction, there is a risk that need may not be met in specific areas. In consequence, effects on housing (Objective 1) and employment (Objective 4) were assessed as positive only. No further positive effects have been identified.</p> <p>Reflecting the prioritisation of viability and deliverability under this option which would outweigh environmental considerations, effects across several objectives were assessed as negative including biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) given the increased risk that development under this option could affect the City's built and natural environmental assets. Negative effects were also assessed against objectives relating to health (Objective 2), education (Objective 3), equality and access (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) which is primarily associated with the lack of strategic direction under this option would could result in development being located in relatively inaccessible locations and directed away from areas where investment is needed (e.g. the City's deprived wards).</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option would be expected to help protect and enhance the City's built and natural environmental assets, avoiding significant negative effects. However, in order to meet community needs and deliver economic growth new development may place some pressure on these assets. A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased emissions to air which could affect air quality and climate change. • Economic Impact: The preferred option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will improve the viability and vitality of the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. The preferred option may also complement or support the City's educational institutions e.g. by supporting the Science City Sector. • Social Impact: The preferred option is expected to support the delivery of new housing and economic development to meet community needs including within the City's most deprived areas. A balanced approach would also be expected to seek to deliver new development that is well served and accessible including by sustainable modes of transport and walking and cycling. 						
Recommendations	None identified.						

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Spatial Distribution							
SA Objective			Option 1 Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement	Option 2 Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services	Option 3 Prioritise development within and/or as an extension to the urban area and through the provision of new settlements	Option 4 Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors	
1	<p>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>This option is expected to meet the overall housing requirements for the City of York over the plan period. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements. In this context, the North Yorkshire Strategic Housing Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York. Notwithstanding, an approach incorporating both urban extensions and a new settlement may enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward. Further, it would be expected that the option would enable some more limited growth</p>	<p>++</p> <p>The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Option 1. This option would support the delivery of a larger quantum of housing development in villages which would help to meet needs within these settlements. However, a more dispersed approach could limit the range and type of sites available which could affect the delivery of affordable housing.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	<p>++</p> <p>As under Options 1 and 2, this option would support the delivery of housing to meet the overall housing needs of the City of York. Under this option it would be expected that the proportion of housing delivered within or adjacent to the urban area would be substantially reduced to support housing provision in new settlements which could affect the ability of this option to meet needs in some urban areas and smaller settlements. However, an approach incorporating both urban extensions and new settlements is likely to enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	<p>++</p> <p>This option would support the delivery of housing to meet the overall housing needs of the City of York. However, as with Option 1, there is potential that focusing a large proportion of new development within and adjacent to the existing urban area could result in the needs of smaller settlements not being adequately met. Further, an approach which is predicated on locating development along key transport corridors may serve to restrict the range of sites that could be taken forward for development and, therefore, the mix of housing provided in terms of type, tenure and size.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
				in smaller settlements.						
				Overall, this option has been assessed as having a significant positive effect on this objective.						
2	Improve the health and well-being of York's population	<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>Focusing development within and adjacent to the existing urban area may, in the short term, adversely affect the health of existing residents living in close proximity to development sites and along transport corridors including, for example, in areas where there is existing health deprivation or where air quality is already an issue. In the longer term, new development may increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to their location, development including urban extensions and a new settlement may result in the loss of open space which could affect the promotion of healthy lifestyles. However, this option is expected to help ensure that new development is accessible to health facilities and an urban extension/new settlement approach may increase the feasibility of health care and open space provision as part of new</p>	+ -	<p>Focusing development within and adjacent to the existing urban area and in villages may, in the short term, adversely affect the health of existing residents living in close proximity to development sites and along transport corridors including, for example, in areas where there is existing health deprivation or where air quality is already an issue. In the longer term, new development may increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to their location, development including urban extensions and provision at villages may result in the loss of open space which could affect the promotion of healthy lifestyles. Further, under this option it is anticipated that there would be additional growth within the existing urban area relative to Option 1 which could in-</p>	+ -	<p>Relative to Options 1 and 2, this option would potentially direct less development towards urban areas and extensions. This may help to avoid short term adverse impacts on health arising from construction activity and, potentially, reduce traffic congestion and associated air quality impacts in the longer term. However, it is considered more likely that this option would increase in-commuting toward the City Centre and congestion and in this respect, care would need to be taken to ensure that new settlements are well connected to the main urban area via good public transport links and provision for walking cycling.</p> <p>Subject to their location, development including urban extensions and new settlements may result in the loss of open space which could affect the promotion of healthy</p>	+ -	<p>Focusing development within and adjacent to the existing urban area along key transport corridors may, in the short term, adversely affect the health of existing residents living in close proximity to development sites particularly as the City's road network is affected by existing air quality issues. In the longer term, new development may further increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to the location of sites and urban extensions, development may result in the loss of open space which could affect the promotion of healthy lifestyles. However, in locating development along key transport corridors and within/adjacent to the urban area, this option is expected to help ensure that new development is accessible to health facilities and an urban</p>

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				<p>development. Further, by enabling development outside the existing urban area, this option may reduce pressure on urban open space.</p> <p>It would be anticipated that this option would deliver the majority of new housing and economic development in relatively accessible locations (i.e. within or adjacent to the urban area) which may promote walking and cycling. Care will however need to be taken to ensure that any new settlement is afforded a high degree of accessibility in this regard through incorporating measures which promote walking and cycling.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>turn increase pressure on urban open space.</p> <p>Whilst new development within/adjacent to urban area is likely to be accessible to health facilities and open space and/or could incorporate new provision, new development at villages may be less well served and the scale of development in these locations is likely to be such that additional provision may not be viable and, further, could increase pressure on existing facilities.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>lifestyles. However, there may be opportunities to incorporate new health facilities and open space within urban extensions and at new settlements although it would be expected that accessibility to existing facilities would be reduced relative to Option 1 given the increased focus on new settlement provision.</p> <p>Whilst new settlements are likely to provide a range of services, facilities and job opportunities, it is anticipated that there would be an increased need to travel compared to those option which focus more development within or adjacent to urban areas. Care will therefore need to be taken to ensure that new settlements are afforded a high degree of accessibility in this regard through incorporating measures which promote walking and cycling.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>extension approach may increase the feasibility of health care and open space provision as part of new development. It would be anticipated that this option would deliver the majority of new housing and economic development in highly accessible locations which may promote walking and cycling although an approach which prioritises development along key transport corridors could also encourage transport by other modes.</p>	
3	Improve	<ul style="list-style-type: none"> Provide good education and training 	+	Development located	+ -	Effects associated with	+ Effects associated with	+ Effects associated with

KEY	++	+	0	?	-	Very negative impact likely	
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education, skills development and training for an effective workforce	<ul style="list-style-type: none"> opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p>within/adjacent to the main urban area is expected to help ensure that prospective residents have good access to educational facilities. However, there is a risk that new development in areas such as Clifton could further increase pressure on existing educational facilities, particularly primary schools. Notwithstanding, an approach incorporating urban extensions and a new settlement would be likely to enable the provision of new educational facilities as part of new developments. However, care will need to be taken to ensure that development particularly associated with the new settlement is accessible to educational facilities.</p> <p>As noted under the assessment against Objective 1, this option is expected to meet the overall housing requirements for the City of York over the plan period. This will include student housing and the option is therefore considered likely to support the City's further and higher educational institutions. New economic development within/adjacent to the City</p>		<p>the implementation of Option 2 on this objective are likely to be similar to those identified in relation to Option 1. However, in directing new development towards villages as opposed to a new settlement, this option could place further pressure on existing educational facilities. Further, development at villages may not be of a scale viable to support new educational provision. In consequence, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>the implementation of this option are likely to be similar to those identified in relation to Options 1 and 2. In directing a greater proportion of development to new settlements, this option may reduce pressure on existing educational facilities within urban areas although care will need to be taken to ensure that development particularly associated with new settlements incorporates/is accessible to educational facilities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>the implementation of this options are likely to be similar to those identified in relation to Option 1.</p>	

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				Centre may also present opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector. Overall, this option has been assessed as having a positive effect on this objective.						
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<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>In focusing new economic development within/adjacent to the existing built up area, this option is expected to help improve the viability and vitality of the City Centre. Further, an approach which incorporates urban extensions and a new settlement is expected to help deliver a range of employment sites, supporting the expansion of indigenous businesses and attracting inward investment. This is likely to help York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.</p> <p>As noted above, new economic development within/adjacent to the City Centre may also present opportunities to complement or support the City's educational institutions e.g. by supporting the Science City</p>	++	The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Option 1. This option would direct a larger quantum of economic growth toward villages which could limit the range and type of sites available relative to Option 1. Nonetheless, its effects on the economy would still be expected to be significant given the potential for development within the existing urban area and at urban extensions to drive growth.	++	The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2, enabling the development within the City Centre whilst providing a range of employment sites at new settlements.	++	The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Options 1, 2 and 3. Under this option it would be expected that employment sites would be located in highly accessible locations which may increase the attractiveness of sites to inward investors. However, there is also a risk that in focusing development along key transport corridors this option could potentially limit the range of employment sites available.

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				Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.						
				Overall, this option has been assessed as having a significant positive effect on this objective.						
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>This option will deliver a large proportion of new housing and economic development in or within close proximity to the City's most deprived areas including, for example, Westfield, Guildhall, Hull Road and Clifton wards. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements thereby reducing the potential to address needs within these areas, although it would be expected the option would enable some more limited growth in smaller settlements.</p> <p>New development within or in close proximity to the existing urban area is expected to help enhance the viability of existing services and facilities although there is a risk that development could increase pressure on some</p>	+	<p>This option will deliver a large proportion of new housing and economic development in or within close proximity to the City's most deprived areas including, for example, Westfield, Guildhall, Hull Road and Clifton wards. This option would also direct a larger proportion of development toward smaller settlements which may help to address needs within these areas, although there is a risk that this approach could restrict the delivery of affordable housing given the range and type of sites available at these settlements.</p> <p>New development within or in close proximity to the existing urban area and villages is expected to help enhance accessibility to, and the viability of, existing services and facilities. In this respect, due to an anticipated lack of site availability at</p>	+	<p>Like Options 1 and 2, this option would deliver housing and economic development in or within close proximity to the City's most deprived areas. However, in directing potentially substantial growth away from these areas towards new settlements, positive effects on this aspect of the objective may be reduced relative to Options 1 and 2. Similarly, positive effects on the viability of existing services and facilities may be lessened under this option, although pressure on some facilities would be likely to be reduced.</p> <p>Whilst this option would deliver growth within and adjacent to the existing urban area which is expected to benefit from high levels of accessibility, care will need to be taken to ensure that new settlements are afforded</p>	++	<p>In focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible. Like Options 1, 2 and 3, this option would also be expected to locate development within or in close proximity to the City's most deprived areas.</p> <p>New development that is within or in close proximity and highly accessible to the existing urban area is expected to help enhance the viability of existing services and facilities although there is a risk that development could increase pressure on some services such as primary school provision. Notwithstanding, an approach incorporating urban extensions would be likely to enable the provision of new</p>

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				<p>services such as primary school provision. Notwithstanding, an approach incorporating urban extensions and a new settlement would be likely to enable the provision of new facilities as part of new developments.</p> <p>Being within or in close proximity to the existing urban area, the majority of new development is also expected to benefit from high levels of accessibility. However, care will need to be taken to ensure that any new settlement is afforded a high degree of accessibility to the main urban area and incorporates a suitable range of services and facilities.</p> <p>On balance, this option has been assessed as having a significant positive effect on this objective.</p>		<p>smaller settlements, this option is likely to lead to an increased concentration of growth within the existing urban area and at urban extensions relative to Option 1 which could increase accessibility further. New development may also increase service provision although there is a risk that development could increase pressure on some services such as primary school provision. Further, whilst economic development and service provision at villages may enhance accessibility to existing and prospective residents in these settlements, development may not be of a scale required to support new facilities and services.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>a high degree of accessibility to the main urban area and incorporate a suitable range of services and facilities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>educational facilities as part of new developments.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>
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. 	+	<p>As noted under the assessment against Objective 5, new development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility. Further, there is likely to be opportunities to</p>	+ -	<p>New development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility. In this respect, due to an anticipated lack of site availability at smaller settlements, this option is likely to lead to an</p>	-	<p>Whilst new development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility and new settlements are likely to incorporate some services, facilities and employment</p>	++	<p>As noted above under the assessment against Objective 5, in focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is</p>

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				<p>incorporate the provision of services and facilities as part of new schemes thereby minimising the need to travel and development may stimulate investment in public transport. However, it will be important to ensure that any new settlement is accessible, well served by public transport and incorporates a range of services and facilities.</p> <p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option although this would also be expected under baseline conditions and in this respect it is noted that congestion delay is predicted to double by 2026.</p> <p>Overall, this option has</p>		<p>increased concentration of growth within the existing urban area and at urban extensions relative to Option 1 which could increase accessibility further. However, whilst economic development and service provision at villages could reduce the need to travel, development may not be of a scale required to support new facilities and services which could increase the need to travel relative to Option1.</p> <p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option, particularly given the anticipated intensification of development in this area relative to Option 1. Directing some development toward</p>		<p>opportunities, as this option would result in a substantial proportion of development being located at new settlements , away from the main urban area and City Centre, it is anticipated that it would generate a higher number of transport movements compared to Options 1 and 2. In consequence, Option 3 has been assessed as having a negative effect on this objective.</p>		<p>highly accessible. Further, there is likely to be opportunities to incorporate the provision of services and facilities as part of new schemes thereby minimising the need to travel and development may stimulate investment in, and the use of, public transport.</p> <p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. As noted above, this option is likely to help encourage the use of public transport which may help reduce congestion although it should be noted that there is the potential that locating new development along key transport corridors could also serve to encourage travel by car.</p> <p>Overall, this option has been assessed as having a significant positive</p>

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				been assessed as having a positive effect on this objective.		villages under this option may also limit opportunities for transport infrastructure investment relative to options that incorporate new settlements. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.			effect on this objective.	
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 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>Prioritising new development within or in close proximity to the existing urban area is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to minimise greenhouse gas emissions. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option which could have an adverse effect on this objective.</p> <p>The development of urban extensions and a new settlement may provide opportunities (in view of their anticipated scale) to incorporate renewable</p>	+	As under Option 1, prioritising new development within or in close proximity to the existing urban area is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to minimise greenhouse gas emissions. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option which could have an adverse effect on this objective. Further, whilst economic development and service provision at villages could reduce the need to travel, development may not be of a scale required to	+ -	<p>As noted above, this option is expected to generate a higher number of transport movements compared to Options 1 and 2 which in turn could also increase greenhouse gas emissions relative to these options, particularly if new settlements are not well served by public transport.</p> <p>The development of urban extensions and new settlements may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>Overall, this option has been assessed as having</p>	+	<p>Prioritising new development within or in close proximity to the existing urban area along key transport corridors is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate greenhouse gas emissions. However, it should be noted that there is the potential that locating new development along key transport corridors could also serve to encourage travel by car.</p> <p>The development of urban extensions and a new settlement may provide opportunities (in view of their anticipated</p>

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				<p>energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>On balance, this option has been assessed as having a positive effect on this objective.</p>	<p>support new facilities and services which could increase the need to travel relative to Option1.</p> <p>The development of urban extensions may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions. However, it would be anticipated that such opportunities would be less under this option give the scale of development anticipated at smaller settlements.</p> <p>On balance, this option has been assessed as having a positive effect on this objective.</p>		<p>a mixed positive and negative effect on this objective.</p> <p>scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>On balance, this option has been assessed as having a positive effect on this objective.</p>			
8	<p>Conserve or enhance green infrastructure, bio-diversity, 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>Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, development of the scale envisaged at urban extensions and a new settlement is likely to provide opportunities to</p>	-	<p>As under Option 1, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>Like Option 1, this option would result in the loss of substantial areas of</p>	---	<p>As under Options 1 and 2, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>However, this option would involve the provision of urban extensions and the</p>	-	<p>Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, development of the scale envisaged at urban extensions is likely to provide opportunities to</p>

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				<p>incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>However, this option would result in the loss of substantial areas of greenfield land which could have both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Development of may also restrict opportunities for people to access the natural environment.</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>	<p>greenfield land which could affect habitat and species in both the short term during construction and once development is complete. Development may also restrict opportunities for people to access the natural environment. However, the scale of development at greenfield sites under this option may be less as a lack of site availability at smaller settlements is likely to lead to an increased concentration of growth within the existing urban area and at urban extensions. Equally, however, this could lead to increased development pressure at sites around the edge of the urban area which have high biodiversity value. Further, development at smaller settlements is likely to be in closer proximity to European and national designated sites, increasing the potential for adverse effects on these assets (although this is currently uncertain).</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that</p>	<p>creation of new settlements resulting in the loss of substantial areas of greenfield land which could have both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Development of these sites may also restrict opportunities for people to access the natural environment.</p> <p>In view of the scale greenfield land that may be developed under this option, it has been assessed as having a significant negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>	<p>incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>However, this option would result in the loss of substantial areas of greenfield land which could have both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Development of these sites may also restrict opportunities for people to access the natural environment.</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>

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					potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.					
9	Use land resources efficiently and safeguard their quality	<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>Under this option it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. However, it is also expected that the option would result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions and a new settlement. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.</p>	+ -	<p>As under Option 1, it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. Under this option there may also be opportunities to develop brownfield sites within existing villages. Whilst this option is likely to result in the intensification of development within the existing urban area relative to Option 1, the option would still result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential</p>	--	<p>Whilst this option would seek to focus new development within the existing urban area it would be expected to result in the loss of a substantial area of greenfield land to accommodate urban extensions and new settlements. The option could also serve to direct development away from the existing urban area to facilitate the provision of new settlements further undermining the re-use of previously developed land. In consequence, this option has been assessed as having a significant negative effect on this objective.</p>	+ -	<p>Under this option it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. However, it is also expected that the option would result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
					impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.					
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.
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. 	+ -	Within York there are currently three AQMAs, all of which are located within the urban area. Prioritising growth within the urban area and at urban extensions may therefore exacerbate these existing air quality issues both in the short term during construction (e.g. due to emissions to air from plant and HGV movements) and once development is complete (e.g. due to increased congestion). However, development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing	+ -	Similar to Option 1, prioritising growth within the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. Under this option it is likely that growth within the urban area and at urban extensions would be intensified relative to Option 1 but that beyond	+ -	Like Options 1 and 2 focusing growth within the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. Notwithstanding, this option would result in a larger proportion of	+ -	As with Options 1, 2 and 3, focusing growth within the urban area and at urban extensions may exacerbate existing air quality issues. Additionally, under this option development would be focused along key transport corridors, many of which suffer from existing air quality issues which could be exacerbated in the short term during construction and once development is complete. However, as noted above, prioritising new development within or in close proximity to the existing urban area along key transport

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				<p>job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. However, it will be important to ensure that any new settlement is accessible, well served by public transport and incorporates a range of services and facilities in order to reduce the need to travel.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>the urban area, development would be more dispersed. This could serve to reduce the need to travel as there would be a greater proportion of development delivered centrally and new development at villages could increase service provision in these locations. Equally, however, increasing development within the urban area could further exacerbate existing air quality issues whilst there remains a risk that development at villages, if not adequately served, could result in increased travel.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>development being directed away from the urban area. This could help alleviate existing air quality issues during both construction and once development is complete however, it is considered likely that this option would generate a higher number of transport movements compared to Options 1 and 2 generating higher emissions to air, particularly if new settlements are not well served by public transport.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>corridors is expected to both reduce the need to travel and on balance encourage alternatives to car use thereby helping to alleviate emissions to air, although it should be noted that there is the potential that locating new development along key transport corridors could also serve to encourage travel by car.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>
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	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known</p>

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				expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+ -	<p>Development within the existing urban area, urban extensions and a new settlement have the potential to generate a substantial impact on York's cultural heritage assets. Negative effects on these assets and the character of York may be both short term and temporary, as a result of temporary disturbance during construction, and permanent, as a result of the direct loss of assets or impacts on the setting of the City and its assets.</p> <p>However, in also directing development towards urban extensions and a new settlement, this option may help to relieve some pressure on these assets. Additionally, through development within the urban area, there may be opportunities to enhance the settings of heritage assets as well as access to</p>	-	Under this option, it is envisaged that a greater proportion of development would be located within and adjacent to the existing urban area relative to Option 1. Development pressure in these locations could serve to increase the risk of adverse impacts on heritage assets and the historic character and setting of the City. In consequence, this option has been assessed as having a negative effect on this objective.	--	<p>Option 3 would, compared to Options 1 and 2, potentially relieve pressure on heritage assets within the urban area by directing a large proportion of new development toward new settlements. However, the need to focus development at new settlements (alongside urban extensions) could result in the development of land that currently protects or contributes to the setting of the City.</p> <p>Overall, this option has been assessed as having a significant negative effect on this objective.</p>	-	As under Options 1, 2 and 3, development within the existing urban area and urban extensions have the potential to generate a substantial impact on York's cultural heritage assets. Negative effects on these assets and the character of York may be both short term and temporary, as a result of temporary disturbance during construction, and permanent as a result of the direct loss of assets or impacts on the setting of the City and its assets. Under this option it is anticipated that a far greater proportion of new development would be located within or adjacent to the existing urban area relative to Options 1, 2 and 3 and in consequence the risk of adverse impacts on heritage assets and the historic character of the

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				<p>them. Further, it is noted that the Approach to the Green Belt Appraisal study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of allocated sites would not have a significant adverse effect in this regard.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>				<p>City may be increased.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>		
15	Protect and enhance York's natural and built landscape	<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>This option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt. This could affect landscape character including the openness of the area and importantly may affect views from/toward Minster tower which is the key defining feature of the skyline of York. Development may also affect townscape and the visual amenity of residential and recreational receptors both in the short term during construction and once development is complete.</p> <p>However, focusing</p>	+ -	<p>As under Option 1, this option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt which could affect landscape character. Whilst this option would not involve the development of a new settlement, it may increase landscape/townscape impacts within and adjacent to the existing urban area whilst development at villages could affect local landscape character.</p> <p>Notwithstanding, like Option 1, development within the existing urban</p>	--	<p>Whilst this option could serve to reduce the pressure on townscapes by directing development away from the urban area, relative to Options 1 and 2, this option is likely to result in a greater proportion of development being accommodated on greenfield land and the removal of a larger number of sites from York's Green Belt to support new settlements. This could have a substantial impact on landscape character. In consequence, this option has been assessed as having a significant negative effect on this objective.</p>	-	<p>As under Options 1 and 2, this option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt which could affect landscape character. Whilst this option would not involve the development of a new settlement, it may increase landscape/townscape impacts within and adjacent to the existing urban area and result in more linear forms of development which follow key transport corridors and which would be at odds with the existing compact urban form of York. In</p>

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			<p>development within and adjacent to the existing urban area is expected to help minimise adverse impacts on landscape character and ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. In this context, it is noted that the Approach to Green Belt Appraisal Study (2003) identifies these factors, amongst others, as defining the historic character and setting of York.</p> <p>Development within the existing urban area may present an opportunity to improve townscape which could have a long term positive effect on this objective.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>area may present an opportunity to improve townscape which could have a long term positive effect on this objective.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>consequence, this option has been assessed as having a negative effect on this objective.</p>	
General	<p>This component of the spatial strategy considers the future distribution of development. A total of four options are identified, namely: Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement (Option 1); Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services (Option 2); Prioritise development within and/or as an extension to the urban area and through the provision of new settlements (Option 3); and Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors (Option 4).</p>						

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	<p>Option 1 This option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4). The option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will improve the viability and vitality of the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. As this option will deliver a large proportion of new housing and economic development in or within close proximity to the City's most deprived areas and is expected to enhance the viability of existing services and facilities and deliver new provision, it has also been assessed as having a significant positive effect on equality and accessibility (Objective 5). Further positive effects were identified in respect of education (Objective 3), transport (Objective 5) and climate change (Objective 7).</p> <p>No significant negative effects were identified in respect of this option. As Option 1 would involve the development of urban extensions and a new settlement, which would result in the loss of substantial areas of greenfield land, it may have both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. In consequence, the option has been assessed as having a negative effect on biodiversity (Objective 8).</p> <p>Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15). This principally reflects the benefits and potential adverse impacts associated with option's focus of new development both within and adjacent to the existing urban area and at a new settlement.</p> <p>Option 2 As under Option 1, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. Effects against equality and accessibility (Objective 5) are, however, considered likely to be more minor as this option would direct a larger proportion of development toward smaller settlements which could restrict the delivery of affordable housing (given the range and type of sites available at these settlements). Further, there is a risk that development in these locations may not be of a scale required to support the provision of new facilities and services. Positive effects were also identified in respect of climate change (Objective 7) although those positive effects assessed a being positive against education (Objective 3) and transport (Objective 5) under Option 1 were considered to be more mixed as this option could place additional pressure on existing educational facilities and result in new development in locations that increase the need to travel (i.e. villages). Further mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12) and landscape (Objective 15).</p> <p>No significant negative effects were identified in respect of this option. Like Option 1, this option would involve the development of urban extensions which would result in the loss of substantial areas of greenfield land and could therefore affect habitat and species in both the short term during construction and once development is complete. In consequence, this option has been assessed as having a negative effect on biodiversity (Objective 8). Under this option, it is envisaged that a greater proportion of development would be located within and adjacent to the existing urban area relative to Option 1. Development pressure in these locations could serve to increase the risk of adverse impacts on heritage assets and the historic character and setting of the City. In consequence, this option has also been assessed as having a negative effect on cultural heritage (Objective 14).</p> <p>Option 3 Like Options 1 and 2, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. Positive effects were also identified in respect of objectives relating to education (Objective 3) and equality and accessibility (Objective 5).</p>
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	<p>The potential for significant negative effects have been identified in respect of biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15). This primarily reflects the scale of development that would be required on greenfield sites within the Green Belt under this option to accommodate new settlements and the potential for adverse impacts on ecology and landscape character. This option was also assessed as having a negative effect on transport as it would result in a substantial proportion of development being located at new settlements, away from the main urban area and City Centre which may increase the need to travel. In view of the potential increase in transport movements associated with this option, effects on climate change were considered to be more mixed relative to Options 1 and 2. Further mixed positive and negative effect were identified in respect of objectives relating to health (Objective 2) and air quality (Objective 12).</p> <p>Option 4 Option 4 was also assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. In focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible and in consequence it has also been assessed as having a significant positive effect on equality and access (Objective 5) and transport (Objective 6). Further positive effects were identified in respect of education (Objective 3) and climate change (Objective 7).</p> <p>This option was not assessed as having any potentially significant negative effects against any of the SA Objectives. As under the other spatial distribution options, minor negative effects were identified in relation to biodiversity due to the potential for adverse impacts on ecology associated in particular with development on greenfield land. Further negative effects were also assessed against cultural heritage (Objective 14) and landscape (Objective 15) principally due to the potential for adverse impacts on the setting and special character of York as it is envisaged as additional growth would need to be accommodated within the urban area whilst focusing development along key transport corridors could result in more linear forms of development which would be at odds with the existing compact urban form of York.</p> <p>Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9) and air quality (Objective 12).</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option would involve the development of urban extensions and a new settlement which would result in the loss of substantial areas of greenfield land, generating both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Whilst the provision of a new settlement and development at urban extensions and within the urban area may affect cultural heritage assets and landscape character, focusing development within and adjacent to the existing urban area is expected to help ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. New development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility, minimising emissions to air. • Economic Impact: The preferred option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will improve the viability and vitality of the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. The preferred option may also complement or support the City's educational institutions e.g. by supporting the Science City Sector. • Social Impact: The preferred option will deliver a large proportion of new housing and economic development in or within close proximity to the City's most deprived areas and is expected to enhance the viability of existing services and facilities and deliver new provision. Development located within/adjacent to the main urban area is also expected to help ensure that prospective residents have good access to health and educational facilities. 						
Recommendations	<p>The preferred option should include measures which:</p> <ul style="list-style-type: none"> • Help ensure that the needs of smaller settlements are met. 						

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	<ul style="list-style-type: none"> • Protect important open space and encourage new provision as part of new development. • Ensure that any new settlement is afforded a high degree of accessibility including measures that promote walking and cycling and encourage public transport use. • Encourage renewable energy provision, particularly at larger sites and within the new settlement. • Seek to avoid development in locations affected by poor air quality. • Avoid development in locations that have high biodiversity and landscape value.
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Strategic Site Development Principles							
SA Objective			Option 1 Rely on the National Planning Policy Framework to guide Strategic Site development.		Option 2 Provide local level policy to guide Strategic Site development.		
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. 	+	<p>This option, alongside other Local Plan policy on housing, would be expected to support the delivery of housing at strategic sites to meet identified needs. This would be in accordance with the NPPF which seeks to deliver sustainable, inclusive and mixed communities. However, in not providing specific guidance on housing provision at strategic sites, opportunities may be lost to realise the full benefits to housing provision that strategic sites can deliver (e.g. by seeking to maximise the delivery of affordable housing).</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>This option is expected to help ensure that housing delivery on strategic sites meets identified need. This approach may also offer additional flexibility relative to Option 1 to provide specific guidance on the mix of housing to be provided at strategic sites in terms of size, type and tenure which could, for example, maximise the delivery of affordable housing at such sites.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
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 open-space / multi-functional open space; • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	+	-	<p>The NPPF provides strong policy on the promotion of healthy communities including, for example, in respect of the integration of housing and economic uses with community facilities and services, open space provision as well as on pollution control. Therefore, it is expected that these principles would underpin development at strategic sites. However, without strong local direction opportunities may be lost to ensure that new development is integrated with existing facilities and green infrastructure. Further, an approach that relies on NPPF policy may generate long term pressure on existing health facilities and open space and could disincentivise the delivery of new facilities as part of strategic site development.</p>	+	<p>It is expected that this option would help to ensure that development at strategic sites incorporates appropriate open space and health facility provision and that such provision is phased alongside development and integrated with existing facilities. Further, a localised policy approach will help to ensure that proposals incorporate measures to encourage walking and cycling and ensure that health facilities are accessible. Overall, the option has been assessed as having a positive effect on this objective.</p>

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		unacceptable risks to health.			Overall, this option has been assessed as having a mixed positive and negative effect on this objective.			
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. 	+	-	The NPPF supports the delivery of educational facilities to meet the needs of the community. However, there is currently pressure on primary school places in some areas of York due to rising demand. Reliance on the NPPF to guide development at strategic sites may undermine efforts to plan positively for increased demand i.e. by ensuring that new development takes account of impacts on educational facility provision. Further, a reliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through ensuring that, where appropriate, sites delivery student accommodation) are lost. This has been assessed as having a mixed positive and negative effect on this objective.	+	<p>It is expected that this option would help to ensure that the provision of educational facilities and development at strategic sites are aligned (e.g. by ensuring that strategic sites contribute to educational provision). Local policy guiding development at strategic sites may also help realise the strategic priorities of sub regionally important higher a further education institutions including the University of York.</p> <p>Overall, this option has been assessed as having positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
4	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. 	+		<p>Strategic sites are likely to be play an important role in meeting economic growth objectives for the City of York. Reliance on the NPPF as opposed to more locally specific criteria may create more uncertainty with respect to the potential for identified employment sites to meet local needs and generate local employment opportunities. Further, opportunities could be lost to ensure that strategic sites deliver the range and type of premises that will help support the realisation of the York Economic Strategy (e.g. by facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors) and are supported by appropriate infrastructure.</p> <p>Notwithstanding, one of the core planning principles of the NPPF is to proactively drive and support sustainable economic development and in consequence, it would be expected that reliance on the NPPF to guide development at strategic employment sites would have a positive effect on this objective.</p>	+	<p>This option presents an opportunity to ensure, through the provision of locally specific criteria, that development at strategic employment sites supports the delivery of wider Plan economic objectives and spatial strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. This may be achieved by, for example, including guidance on the type of sectors that will be supported by development at strategic sites, infrastructure requirements and explicit wording which reflects the need to support the wider York Economic Strategy. This approach may also help deliver development at strategic sites that supports a low carbon economy (e.g. by including requirements for renewable energy provision at strategic sites).</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
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; 	+		Guidance contained within the NPPF seeks to ensure that development supports inclusive communities and places a strong emphasis on accessibility. In consequence, a policy approach that relies on the NPPF (as well as other Local Plan policy) to guide development at strategic sites is expected to have a positive effect on this objective. Notwithstanding, opportunities may be lost to provide more locally specific	+	<p>This approach is likely to help ensure that housing and economic development at strategic sites meets specific local needs, helping to address imbalances of equality and deprivation across York. Further, through the adoption of local level policy to guide development at strategic sites there may be an opportunity to maximise community benefits arising from such schemes (e.g. by requiring the on-</p>	

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		<ul style="list-style-type: none"> Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>guidance on, for example, affordable housing, service provision and accessibility that reflects local circumstances and which maximises the benefits that could be derived from development at strategic sites.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>site provision of services and infrastructures, ensuring that development is well connected to, and does to adversely affect, existing provision, and requiring contributions to strategic community infrastructure and services off site).</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
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. 	+	<p>The NPPF places strong emphasis on accessibility as well on sustainable transport. It can therefore be reasonably assumed that development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. Notwithstanding, a lack of localised policy provision may affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport, delivers improvements to existing infrastructure and promotes mixed use development.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>This option will provide an opportunity to ensure that development at strategic sites is well connected to existing public transport and, where appropriate, delivers necessary improvements to infrastructure, promotes mixed use development which reduces the need to travel and encourages walking and cycling. Specific policy on strategic sites may also enable guidance to be provided covering car parking standards (which can help manage travel demand) and contributions to off-site strategic transport infrastructure.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
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 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>Addressing and adapting to climate change is one of the core planning principles of the NPPF and in consequence it can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, reliance on the NPPF could mean that opportunities to encourage specific standards of sustainable design and on site renewable provision are missed. Further, as noted above, a lack of localised policy provision may also affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport, delivers improvements to existing infrastructure and promotes mixed use development, which could reduce emissions.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>Under this option detailed guidance on sustainable design and renewable energy provision at strategic sites could be provided including, for example, in respect of the potential for district heating systems. In this context it is noted that The Renewable Energy Strategic Viability Study advises that CHP and district heating should be explored on several of York's key development opportunities. Further, as noted above, this option will provide an opportunity to ensure that development at strategic sites reduces the need to travel and promotes sustainable modes of transport which will in-turn reduce emissions.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
8	Conserve or enhance green	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARS 	+	<p>The NPPF includes strong policy which seeks to protect, and where appropriate deliver net gains in, biodiversity. It can be assumed that new development at strategic sites under this</p>	+	<p>As under Option 1, it is expected that this option will ensure that nature conservation assets are conserved and enhanced. However, this approach is expected to help</p>	

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	infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> 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. 		option would be delivered in accordance with these principles, generating a positive effect on this objective.			<p>ensure that development at strategic sites complements a strategic approach to planning for green infrastructure across York. This may help to ensure, for example, that linkages between assets are maintained and enhanced and new opportunities for habitat creation realised.</p> <p>Overall, the option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>
9	Use land resources efficiently and safeguard their quality	<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. 	0	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	0	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	The NPPF supports the efficient use of resources such as water as well as ensuring their quality. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective.	+	<p>The provision of detailed local guidance on development at strategic sites is expected to help ensure that development does not adversely affect water quality. Relative to Option 1, guidance could be more locally specific (e.g. in respect of surface water run off rates and requirements for SuDS). This approach may also provide an opportunity to include specific guidance which seeks to reduce water consumption (e.g. by requiring the incorporation of water efficiency measures).</p> <p>Overall, the option has been assessed as having a positive effect on this objective.</p>	
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. 	+	The NPPF encourages the efficient use of resources and the minimisation of waste which, alongside other Local Plan policies, is expected to have a positive effect on this objective.	+	This approach may enable the setting of specific, strategic site standards (e.g. under the Code for Sustainable Homes) which promote the sustainable management of waste and resource use (e.g. through the use of sustainable materials, the incorporation of facilities which enable the sustainable management of waste and the on-site provision of waste management facilities).	

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								Overall, this option has been assessed as having a positive effect on this objective.
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>The NPPF states that local authorities should sustain compliance with and contribute towards EU limit values or national objectives for pollutants and that planning decisions should ensure that any new development in AQMAs is consistent with the local air quality action plan. However, as noted above, a lack of localised policy provision may affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport and, where appropriate delivers improvements to infrastructure and promotes mixed use development which reduces the need to travel (and associated emissions).</p> <p>Taking into account the NPPF and the expectation that other Local Plan policy will seek to reduce air quality impacts and promote sustainable transport, this option has been assessed as having a positive effect on this objective.</p>	+	<p>The provision of local policy guidance on development at strategic sites would be expected to cover environmental impacts which may include air quality. Further, as noted above, this option will provide an opportunity to ensure that development at strategic sites reduces the need to travel and promotes sustainable modes of transport which will in-turn reduce emissions. Overall, this option has been assessed as having a positive effect on this objective.</p>		
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). 	+	<p>This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant. Notwithstanding, the NPPF supports flood risk mitigation and in consequence, this option has been assessed as having a positive effect on this objective.</p>	+	<p>Local policy on development at strategic sites could include guidance on flood risk. The requirement for specific strategic site guidance would be dependent on the extent of guidance contained in other parts of the Plan and the nature of strategic sites taken forward.</p>		
14	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; Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	<p>The NPPF, allied with other Local Plan policy, would be expected to help ensure that development at strategic sites protects heritage assets. However, despite the strong protection afforded to heritage assets within the NPPF, reliance on national planning policy to guide development (and other Local Plan policy) at strategic sites may undermine opportunities to ensure that heritage is given sufficient weight in the consideration of development proposals and, moreover, that development reflects the local context. Further, without a strong strategic approach, opportunities to enhance heritage assets and to utilise them to promote wider economic growth may be lost.</p>	+	<p>This approach would be expected to help ensure that York's heritage assets are a key consideration in taking forward development at strategic sites. It would provide an opportunity to ensure that proposals take full account of the local context (e.g. by protecting views of York Minster) and may help to encourage the enhancement of assets.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>		

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				Overall, this option has been assessed as having a positive effect on this objective.			
15	Conserve and enhance York's natural and built landscape.	<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. 	+	The NPPF seeks to protect and enhance landscape character and also places strong emphasis on high quality design. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, despite the strong protection afforded to landscape and design within the NPPF, reliance on national planning policy to guide development at strategic sites may undermine opportunities to ensure that landscape is given sufficient weight in the consideration of development proposals and, moreover, that development reflects, and where possible enhances, local landscape character.	+	<p>This approach would be expected to help ensure that York's landscape/townscape is a key consideration in taking forward development at strategic sites. It would provide an opportunity to ensure that proposals take full account of the local context (e.g. by protecting views of York Minster) and may help to encourage the enhancement of landscape character and townscape (e.g. through linking development with the wider green infrastructure network).</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
General	<p>This component of the spatial strategy considers two options covering development at strategic sites, namely: Rely on the National Planning Policy Framework to guide Strategic Site development (Option 1); and Provide local level policy to guide Strategic Site development (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-alia, support housing and economic development, protect and enhance the built and natural environment and address climate change. In consequence, this option has been assessed as having a positive effect across the majority of the SA Objectives. However, not providing local specific policy to guide development at strategic sites may affect the ability of the Plan to ensure that proposals fully reflect the local context (e.g. in respect of the natural and built environment) and, further, opportunities to maximise the potential benefits that could arise from development (e.g. in respect of the provision of affordable housing, local services and facilities etc) could be lost. In this context, mixed positive and negative effects on health (Objective 2) and education (Objective 3) were identified which primarily reflects the potential that reliance on the NPPF may generate long term pressure on existing health facilities, open space and primary schools and could disincentivise the delivery of new facilities as part of strategic site development.</p> <p>No significant negative or negative effects have been identified during the assessment.</p> <p>Option 2 This option has been assessed as having a positive effect across the majority of the SA Objectives. Local policy covering development at strategic sites would reflect the overarching Plan objectives for sustainable development and help ensure that proposals take full account of the local context. Further, this option could help to maximise the potential benefits that may be derived from new development to the local communities in which sites are located and beyond. This has the potential to generate significant positive effects across several SA objectives including in respect of housing (Objective 1), education (Objective 3), employment (Objective 4), transport (Objective 6), climate change (Objective 7), biodiversity (Objective 8), cultural heritage (Objective 14) and landscape (Objective 15), although this is subject to the scope of specific policy wording which is currently uncertain.</p> <p>The option is not expected to generate any significant or minor negative effects.</p>						
Preferred Approach	<ul style="list-style-type: none"> Environmental Impact: The preferred option will help to conserve and enhance the City's important built and environmental assets and 						

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	<p>has the potential to reduce resource use and emissions to air.</p> <ul style="list-style-type: none"> Economic Impact: The preferred option presents an opportunity to ensure that development at strategic employment sites supports the delivery of wider Plan economic objectives and spatial strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. Social Impact: The preferred option is expected to help ensure that housing delivery on strategic sites meets identified need and is aligned with the provision of community facilities and services. 						
Recommendations	<p>In drafting detailed policy wording, consideration should be given to:</p> <ul style="list-style-type: none"> Identifying specific affordable housing requirements on strategic sites, if appropriate. Ensuring that development is well connected to existing community services and facilities including green infrastructure. Requiring the provision of community facilities, services and infrastructure to meet local community as well as strategic needs. Aligning policy wording with the vision/objectives of the York Economic Strategy. Requiring development to promote sustainable modes of transport including walking and cycling. Including guidance relating to car parking standards, if appropriate. Requiring contributions to strategic transport infrastructure, if required. Requiring specific standards of design including in respect of the provision of renewable energy infrastructure, if appropriate. Including locally specific principles which reflect the characteristics of York's natural and built environment 						

			The Role of York's Green Belt		Safeguarded Land		
SA Objective			Option 1 Identify 'preserve the setting and special character of York' as the primary purpose of York's Green Belt.	Option 2: Give equal weight to all Green Belt Purposes identified in NPPF.	Option 3: Identify sufficient development sites for the duration of the Green Belt.	Option 4: Identify sufficient development sites for the duration of the plan, safeguarding land to provide options for future consideration during the life time of the Green Belt.	
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. 	<p>+</p> <p>In identifying a primary purpose of the York Green Belt (to preserve the setting and special character of York), this option may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt. This may in-turn increase the extent of land that could be taken forward for housing development to</p>	<p>-</p> <p>This option would give equal weight to all Green Belt purposes identified within the NPPF. This could potentially limit the volume of land excluded from the Green Belt and made available for housing (relative to Option 1) as there could be reduced flexibility, meaning that identified needs are not met. In</p>	<p>+ -</p> <p>Under this option, sites would be excluded from the Green Belt to meet longer term development needs (i.e. beyond the plan period) including for housing. In consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this</p>	<p>+</p> <p>This option would safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period) including for housing. Relative to Option 3, this has the potential to provide a greater degree of flexibility in respect of site choice in the future and,</p>	

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				meet identified needs. In consequence, this option has been assessed as having a positive effect on this objective.		consequence, this option has been assessed as having a negative effect on this objective.		stage, this option may restrict future flexibility to respond to changes in circumstances such as updated housing requirement forecasts and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to meet housing needs. This has been assessed as having a negative effect on this objective.		by extension, the ability of Plan reviews to respond to changes to the socio-economic and environmental baseline. In consequence, the option has been assessed as having a positive effect on this objective.
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	This option would continue to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help ensure that new development is accessible to health facilities. Further, the option may help to protect land from development that fulfils an open space function (for example, the City's Green Wedges), thereby supporting healthy lifestyles. Notwithstanding, in identifying the primary purpose of the Green Belt, the option may result in the exclusion of a larger area of land from the Green Belt (relative to Option 2) which may (depending on its use) perform an open space	0	Under Option 2, it is assumed that the volume of land excluded from the Green Belt would be less (relative to Option 1). This would help to ensure that Green Belt which performs an open space function would be retained. This approach may also result in an increase concentration of development within the existing urban area. However, whilst this could protect open space within the Green Belt from development, increased development pressure may lead to a loss of urban open space which could have an adverse effect on this objective. Overall, the option has been assessed as having a neutral effect on this objective.	+ -	Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period. This could serve to protect important areas open space, facilitating healthy lifestyles. However, site allocation could potentially increase pressure for development on these sites, resulting in the loss of open space earlier, although this is currently uncertain. Given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt and could potentially affect the ability of future policy to respond to changes in circumstances such as the	+	Safeguarding land within the Green Belt may help to protect important areas of open space, facilitating healthy lifestyles. However, in the longer term (i.e. beyond the plan period) there is potential for safeguarded Green Belt land which serves an open space function to be lost which, without adequate replacement provision, could have a negative effect on health. Notwithstanding, this option would afford a greater degree of flexibility relative to Option 3 and overall it has been assessed as having a positive effect on this objective.

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				function (although this is not a specific Green Belt purpose) in the longer term. Overall, this option has been assessed as having a neutral effect on this objective.			need for additional open space, undermining the ability of future plans to promote healthy lifestyles. Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of loss of additional open space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.			
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	+ / -	This option will enable the allocation of sites to meet long term development needs which may include educational facilities. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances beyond the plan period which could include, for example, the need for additional educational facilities. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	+	Under this option, land could be safeguarded to meet longer term educational needs. Relative to Option 3, this option also has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. This has been assessed as having a positive effect on this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	<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 	+	In identifying a primary purpose of the York Green Belt (to preserve the setting and special character of York), this option could enable a greater degree of flexibility with respect to	-	This option would give equal weight to all Green Belt purposes identified within the NPPF. This could limit the volume of land made available for economic development in	+ -	Under this option sites would be excluded from the Green Belt to meet longer term development needs (i.e. beyond the plan period) including for employment and in	+	Under this option, land could be safeguarded to meet longer term employment needs. Relative to Option 3, the has the potential to provide a greater degree

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economy	<ul style="list-style-type: none"> opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>land that could be excluded from the Green Belt. This may in-turn increase the extent of land that could be taken forwarded for economic development to meet needs in the longer term (relative to Option 2). In consequence, this option has been assessed as having a positive effect on this objective.</p>		<p>the longer term (relative to Option 1) meaning that objectives for economic growth are not met. In consequence, this option has been assessed as having a negative effect on this objective.</p>		<p>consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this stage, this option may restrict future flexibility to respond to changes in circumstances such as updated employment land requirements forecasts and other economic conditions and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to accommodate economic growth. This has been assessed as having a negative effect on this objective.</p>	<p>of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. In consequence, the option has been assessed as having a positive effect on this objective.</p>	
5	<p>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>Green Belt policy will help focus new development within the urban area which in-turn is expected increase accessibility. It is assumed that this option would potentially facilitate the exclusion of a larger area of land from the Green Belt to meet the development needs of York (relative to Option 2). This approach may therefore provide greater scope (relative to Option 2) to meet affordable housing needs and deliver community facilities and</p>	+ -	<p>As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected increase accessibility. Under this option it is expected that less land would be excluded from the Green Belt (relative to Option 1). Whilst this could in theory increase the concentration of development within the existing urban area (thereby enhancing the accessibility of development), it is</p>	+ -	<p>This option may enable the allocation of sites to meet long term development needs including in respect of community facilities and services. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances and community needs beyond the plan period. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+	<p>Under this option, land could be safeguarded to meet longer term needs for services and facilities as well as housing (including affordable provision). This has been assessed as having a positive effect on this objective.</p>

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				<p>services in the longer term. The development of land excluded from the Green Belt could (subject to their location) mean that relatively inaccessible sites come forward and may draw development away from the urban area, reducing accessibility.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>					<p>considered more likely that this approach would restrict development coming forward in the longer term to meet needs. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.</p>	
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. 	+	<p>Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport. However, focusing economic development within the City of York could also increase in-commuting. As noted above, the development of land excluded from the Green Belt could (subject to its location), mean that relatively inaccessible sites come forward and may draw development away from the urban area, reducing accessibility. However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this</p>	+	<p>As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option could result in a greater focus of development within the existing urban area (relative to Option 1).</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+ -	<p>Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF) help focus new development within the urban area thereby reducing the need to travel and promoting more sustainable forms of transport. In the longer term (i.e. once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car (as sites may not benefit from public transport provision and would not be centrally located). However, until sites are identified and detailed proposals known</p>	+ ?	<p>This policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this is expected to help focus new development within the urban area thereby reducing the need to travel and promoting more sustainable forms of transport. In the longer term, should safeguarded sites come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car (as sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
				objective.				effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially affect the ability of future policy to respond to changing circumstances such as public transport provision and in consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		proposals known effects in this regard are considered to be uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the longer term.
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 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. 	+	As noted above, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and in-turn reduce greenhouse gas emissions. However, focusing economic development within the City of York could also increase in-commuting. The development of land excluded from the Green Belt could (subject to its location) mean that relative inaccessible sites come forward and may draw development away from the urban area, reducing accessibility and increasing emissions associated with transport. However, it is assumed that any such development would be	+	As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and reduce greenhouse gas emissions. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option may result in a greater focus of development within the existing urban area (relative to Option 1). However, it is assumed that any such development would be accessible.	+ -	As noted above, excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF) help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated greenhouse gas emissions. In the longer term (i.e. once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car and associated emissions (as sites may not benefit from public	+	As noted above, this policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this is expected to help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated greenhouse gas emissions. In the longer term, should safeguarded sites come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car and associated emissions (as

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
				accessible. Overall, this option has been assessed as having a positive effect on this objective.		Overall, this option has been assessed as having a positive effect on this objective.		transport provision and would not be centrally located). However, until sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially affect the ability of future policy to respond to changing circumstances such as public transport provision and in consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the longer term.
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+ -	This option would continue to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help conserve green infrastructure and biodiversity, although it is recognised that urban sites can have high biodiversity value. Notwithstanding, in identifying the primary purpose of the Green Belt, the option may result in the exclusion of a larger extent of land from the Green Belt relative to Option 2 and associated habitat	+	Under Option 2, it is assumed that less land would be excluded from the Green Belt (relative to Option 1). This would help to conserve Green Belt habitat. Overall, the option has been assessed as having a positive effect on this objective.	+ -	Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period. This could serve to protect habitat and species. However, site allocation could potentially increase pressure for development on these sites, resulting in the loss of habitat earlier, although this is currently uncertain. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt and could	+	Safeguarding land will ensure the protection of the Green Belt for the duration of plan and possibly beyond. This will encourage development within the urban area which in-turn is likely to help conserve green infrastructure and biodiversity, although it is recognised that urban sites can have high biodiversity value. In the longer term, safeguarded land may come forward for development which could result in the loss of habitat and disturbance to biodiversity. Notwithstanding, this

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				(although this is not a specific Green Belt purpose) in the longer term. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.			potentially affect the ability of future policy to respond to changes to the ecological baseline. Additionally, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of further adverse effects on biodiversity.		option would afford a greater degree of flexibility (relative to Option 1) to respond to changing circumstances including in respect of ecology and overall it has therefore been assessed as having a positive effect on this objective.	
9	Use land resources efficiently and safeguard their quality	<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. 	++	One of the specific purposes of Green Belt is to encourage the recycling of derelict land and other urban land. Whilst this option identifies the primary purpose of the Green Belt as being to preserve the setting and special character of York, it would be expected that the spatial strategy would continue to support the development of urban land, generating a significant positive effect on this objective. This option may draw development away from the urban area although it is assumed that sites excluded from the Green Belt would only come forward once appropriate opportunities within the existing urban area have been realised.	++	As with Option 1, this option would be expected to generate a significant positive effect on this objective by encouraging the recycling of derelict land and other urban land.	+ -	Excluding sites from the Green Belt will help to ensure that the Green Belt endures beyond the plan period which may in-turn help to encourage the recycling of derelict and other urban land for the duration of the plan and possibly beyond, in accordance with the purposes of the Green Belt set out in the NPPF. However, in the longer term (i.e. beyond the plan period), the development of allocated sites may result in the loss of greenfield land. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in greenfield land being unnecessarily excluded from the Green Belt. Site allocation could also potentially increase development pressure on this land earlier in the	+	The safeguarding of Green Belt land will help to encourage the recycling of derelict and other urban land for the duration of the plan and possibly beyond, in accordance with the purposes of the Green Belt set out in the NPPF. However, in the longer term (i.e. beyond the plan period), development of sites within the Green Belt may result in the loss of greenfield land. Development of greenfield sites could affect soil quality and agricultural land, although this would be dependent on the specific characteristics of the sites ultimately taken forward for development. Notwithstanding, this option would afford a greater degree of flexibility relative to Option 1 and overall it has

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
								lifetime of the Local Plan. Development of greenfield sites could affect soil quality and agricultural land, although this would be dependent on the specific characteristics of the sites ultimately taken forward for development. Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of loss of additional open space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	been assessed as having a positive effect on this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.
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 	+	As noted above, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and in-turn improve air quality. However, focusing	+	As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and reduce greenhouse gas	+ -	As noted above, excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF)	As noted above, this policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this expected to help focus

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		<ul style="list-style-type: none"> 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>economic development within the City of York could also increase in-commuting. The development of land excluded from the Green Belt could (subject to its location), mean that relatively inaccessible sites come forward and may draw development away from the urban area, reducing accessibility and increasing emissions to air associated with transport. However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>emissions. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option may result in a greater focus of development within the existing urban area (relative to Option 1). However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated emissions to air. In the longer term (i.e. once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially affect the ability of future policy to respond to changing circumstances such as public transport provision and in consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated emissions to air. In the longer term, should safeguarded sites come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the longer term.</p>
13	Minimise flood risk and reduce the impact	<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 	?	<p>By focusing development within the urban area, Green Belt policy is expected to reduce the</p>	?	As under Option 1, Green Belt policy is expected to reduce the amount of greenfield land taken	-	Over the lifetime of the plan and beyond, this option will help to ensure that the Green Belt	?	<p>By focusing development within urban areas, this option is expected to reduce the amount of</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	of flooding to people and property in York	sustainable urban drainage systems (SuDs).		amount of greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term development of sites excluded from the Green Belt may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.		forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain.		endures. This could reduce the amount of greenfield land taken forward for development, generating a positive effect on this objective by reducing surface water run-off. However, in the longer term greenfield sites are likely to be taken forwarded for development which could increase run-off. Further, in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth. Overall, this option has been assessed as having a negative effect on this objective.		greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term development of safeguarded land may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.
14	Conserve or enhance York's historic 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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	++	This option identifies the primary purpose of the York Green Belt as being to preserve the setting and special character of York. This approach is expected to help ensure that any land taken forward for development does not undermine this purpose which has been assessed as having a significant positive effect on this objective.	+	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York. However, equal weight would be given to this purpose and in consequence, the option could lead to the development which affects the setting and character of York in the longer term to meet development needs. Overall, the option has been assessed as having a positive effect on this	+ -	As noted above, this option will help to ensure that the Green Belt endures. In accordance with the purposes of the Green Belt set out in the NPPF, this option would therefore help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, the development of sites excluded from the Green Belt could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to	+	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, safeguarded land within the Green Belt may come forward for development which could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to the Green Belt Appraisal

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					objective.		the Green Belt Appraisal study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of allocated sites would not have a significant adverse effect in this regard. Notwithstanding, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt. Further, this option could potentially affect the ability of future policy to respond to changes in the cultural heritage baseline and, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of further adverse effects on cultural heritage. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of sites or land safeguarded would not have a significant adverse effect in this regard. Further, this option would afford a greater degree of flexibility relative to Option 1. Overall, the option has therefore been assessed as having a positive effect on this objective.	
15	Protect and enhance York's natural and built landscape	<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" 	++	The overarching aim of Green Belt is to keep land open. In consequence, Green Belt policy is expected to have a positive effect on this objective. However, it is assumed that	++	As noted under the assessment of Option 1, the overarching aim of Green Belt is to keep land open. In consequence, this option has been assessed as having a	+ -	As noted above, this option will help to ensure that the Green Belt endures. The overarching aim of Green Belt policy as set out in the NPPF is to maintain openness and in	+	Safeguarded land ensures the protection of Green Belt within the longer time-scale by reserving land which may be required to meet longer-term development needs

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		within the Heritage Topic Paper.		this policy may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt. This may in-turn affect the openness of land in the longer term. However, it is also assumed that sites would only come forward once appropriate opportunities within the existing urban area have been realised. Further, it would be expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. In this context, it is noted that the Approach to Green Belt Appraisal Study (2003) identifies these factors, amongst others, as defining the historic character and setting of York. Overall, the option has therefore been assessed as having a significant positive effect on this objective.		significant positive effect on this objective.		consequence, this option has been assessed as having a positive effect on this objective. In the longer term, the development of sites excluded from the Green Belt could have an adverse impact on landscape character although thorough identification of the most appropriate sites to be released adverse effects on this objective in the longer term are not expected to be significant. Notwithstanding, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt. Further, this option could potentially affect the ability of future policy to respond to changes in the landscape baseline and should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of further adverse effects on landscape character. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		without the need to alter Green Belt boundaries. The overarching aim of Green Belt policy as set out in the NPPF is to maintain openness and in consequence, this option has been assessed as having a positive effect on this objective. In the longer term (beyond the plan period), development of safeguarded land may affect the openness of the Green Belt although thorough identification of the most appropriate sites to be released from the Green Belt adverse effects on this objective in the longer term are not expected to be significant. Further, this option would afford a greater degree of flexibility relative to Option 1. Overall, the option has been assessed as having a positive effect on this objective.
General	This component of the spatial strategy considers a total of four options for York's Green Belt. Two options relate to the role of the Green Belt, namely: Identify 'preserve the setting and special character of York' as the primary purpose of York's Green Belt (Option 1); and Give equal									

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	<p>weight to all Green Belt Purposes identified in NPPF (Option 2). A further two options relate to the approach to safeguarded land, namely: Identify sufficient development sites for the duration of the Green Belt (Option 3); and identify sufficient development sites for the duration of the plan, safeguarding land to provide options for future consideration during the life time of the Green Belt (Option 4).</p> <p>Option 1 This option has been assessed as having a significant positive effect on the use of land (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15). This reflects the purposes of the Green Belt as set out in the NPPF including to encourage the recycling of derelict and other urban land and, further, the specific emphasis of this option on the primary purpose of the York Green Belt as being to preserve the setting and special character of York. Further positive effects were identified across the majority of SA objectives including those in respect of housing (Objective 1), employment (Objective 4), equality (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12).</p> <p>The option is not expected to generate any significant negative or minor negative effects. However, the option was assessed as having mixed positive and negative effects on biodiversity (Objective 8) which reflects the potential for this option to encourage development within the urban which is expected to, on balance, conserve green infrastructure but the likely long term loss of greenfield land and associated habitat.</p> <p>Option 2 As with Option 1, this option has been assessed as having a significant positive effect on the use of land (Objective 9), by encouraging the recycling of derelict land and other urban land (in accordance with the purposes of the Green Belt set out in the NPPF) and landscape, given the overarching aim of Green Belt policy which is to keep land permanently open. However, as this option does not place specific emphasis on preserving the setting and special character of York, positive effects on cultural heritage (Objective 14) were assessed as minor. Further positive effects were identified in respect of transport (Objective 6), climate change (Objective 7), biodiversity (Objective 8) and air quality (Objective 12).</p> <p>This option is not expected to have any significant negative effects on the SA objectives. Minor negative effects were identified in relation to housing (Objective 1) and employment (Objective 4) as this option could potentially limit the extent of land available to accommodate the City of York's needs for a range of uses over the plan period and beyond.</p> <p>Mixed positive and negative effects were identified in relation to equality (Objective 5). This reflects the potential for Green Belt policy to help focus new development within the urban area, which in-turn is expected to increase accessibility, but the expectation that fewer long term opportunities would be available (relative to Option 1) which may restrict development coming forward in the longer term to meet needs.</p> <p>Option 3 No significant positive or minor positive effects were identified in relation to this option. Mixed positive and negative effects were identified across the majority of the SA objectives. This principally reflects the fact that, whilst sites would be excluded from the Green Belt to meet longer term development needs under this option, in allocating sites at this stage the option may restrict future flexibility to respond to changes in circumstances such as revised forecast housing and employment land requirements and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to meet needs. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt.</p> <p>This option was not assessed as having a significant negative effect on any of the SA objectives. A minor negative effect was identified in relation to food risk as it is considered that in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth.</p>
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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<p>Option 4 No significant positive effects were identified in relation to Option 4. This option would safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period) including for housing and employment. Relative to Option 3, this option has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline whilst helping to ensure that the Green Belt endures beyond the plan period. In consequence, the option has been assessed as having positive effects across the majority of SA objectives.</p> <p>This option is not expected to have any significant negative or minor negative effects on the SA objectives.</p>
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred options will help to conserve important built and environmental assets. This reflects, and is consistent with, the five purposes of Green Belt as set out in the NPPF and the particular emphasis within the approach placed on preserving the setting and special character of the City of York and the inherent flexibility which will help to ensure that the Green Belt endures beyond the plan period. Notwithstanding, the preferred approach may result in the loss of greenfield land and associated habitat and could adversely affect landscape in the longer term. • Economic Impact: The preferred approach may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt, increasing the extent of land available to meet needs for housing, employment and community facilities. This approach will also safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period), providing flexibility to respond to changes in the socio-economic and environmental baseline. • Social Impact: As noted above, the preferred approach is expected to help meet community needs now and in the future by affording flexibility with respect to land that could be excluded from the Green Belt and providing a range of safeguarded sites.
Recommendations	<p>The following recommendations are made to enhance the performance of the preferred approach:</p> <ul style="list-style-type: none"> • Care should be taken to ensure that sites excluded from the Green Belt do not have high biodiversity value or form important open space. Where sites do have high value in this regard, replacement provision should be planned for. • Clear policy direction should be provided where appropriate to ensure that those sites excluded from the Green Belt or safeguarded are developed ahead of sites within the urban area. • Sites excluded from the Green Belt and safeguarded land should, where possible, be located so as to reduce the need to travel and/or be in close proximity to public transport.

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SECTION 6: YORK CITY CENTRE

City Centre						
SA Objective			Option 1 Rely on the NPPF to guide development in the City Centre	Option 2 Provide detailed local criteria and site allocations to guide development in York City Centre		
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. 	+	The NPPF seeks to deliver a wide choice of high quality housing and that local planning authorities should <i>'plan for a mix of housing based on the current and future demographic trends, market trends and the needs of different groups in the community'</i> and to <i>'identify the size, type, tenure and range of housing that is required in particular locations.'</i> This would have positive and permanent long term impacts on this objective.	++	Detailed local criteria and site allocations would take account of the specifics of York's housing market and seek to locate the most appropriate types of new housing within the city centre, which would have positive and permanent long term impacts on this objective.
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. 	+	The NPPF seeks to promote healthy communities and that local planning policies should <i>'plan positively for the provision and use of shared space, community facilities and other services to enhance the sustainability of communities and residential environments'</i> and to <i>'guard against the unnecessary loss of valued services and facilities'</i> . The NPPF also requires good design which helps to create <i>'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'</i> . Together with other efforts in the NPPF to improve air quality, combat the adverse consequences of climate change and reduce harmful emissions and reduce reliance upon the car, there would be significant positive and long term impacts on improving the health and well-being of York's population.	+	Detailed local criteria and site allocations would take account of the specific characteristics of York's city centre to ensure that development is not located where environmental circumstances could negatively impact on people's health. Detailed local criteria and site allocations could also help to promote sustainable modes of transport for access to new development, which would help to reduce vehicle emissions and also to help ensure better access to leisure opportunities. These factors would have positive and permanent long-term impacts upon this objective.
3	Improve education, skills development	<ul style="list-style-type: none"> Provide good education and training opportunities for all; 	+	The NPPF seeks to build a strong and competitive economy, which will help to build growth and develop new training and education	++	Detailed local criteria and site allocations would take account of the specific characteristics of York's city centre to ensure that development helps to improve education, skills

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and training for an effective workforce	<ul style="list-style-type: none"> Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		opportunities. This would have positive and permanent long term impacts upon this objective.			development and training for an effective workforce. This would have positive and permanent long term impacts on this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	+	The NPPF seeks to build a strong and competitive economy and requires that local planning authorities should <i>'set out a clear vision and strategy for their area which positively and proactively encourages sustainable growth'</i> . Together with the other measures the NPPF requires local authorities to implement to ensure that a strong and competitive economy is built, there will be positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations would take account of the specifics of York's economy and help to locate new economic development in the most suitable locations. This would help to create jobs and deliver growth and have a positive and permanent long term impact on this objective.	
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. 	+	The NPPF seeks to ensure the vitality of town centres and to allocate a range of suitable sites for... community development and that needs for retail, leisure, office and other town centre uses are met in full and are not compromised. The NPPF also seeks to <i>'guard against the unnecessary loss of valued services and facilities'</i> . These requirements will help to deliver equality of access and have positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in relation to inequality and help to deliver better and equality of access. This would have positive and permanent long term impacts on this objective.	
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. 	+	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will have a positive and permanent long term impact upon this objective.	++	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel, which would have positive and permanent long term impacts on this objective.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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; 	+	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will help to reduce vehicle emissions. The NPPF also seeks to meet the challenge of climate change, requiring local planning authorities to <i>'adopt proactive strategies to mitigate and adapt to climate change'</i> . This will have a positive and permanent long term impact on this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel and reduce reliance upon the car. Such an approach would help to have positive and permanent long term impacts upon this objective.	

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8	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"> Adhere to the principles of the energy hierarchy. 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. 	+	The NPPF requires that local planning authorities should <i>'set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'</i> . This requirement will help conserve and enhance the natural environment in York City Centre and therefore have positive and permanent long term impacts on this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development does not adversely impact upon the natural environment, and where possible enhances it. Such an approach would have positive and permanent long term impacts on this objective.	
9	Use land resources efficiently and safeguard their quality	<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. 	+	The NPPF requires that <i>'planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value'</i> and that <i>'local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land'</i> . The above requirements will help to use land resources in York City Centre efficiently and safeguard their quality, which will have positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that land resources are used efficiently and to safeguard important and valuable land where necessary. Such an approach would have positive and permanent long term impacts upon this objective.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	The NPPF requires that the planning system should seek to protect and enhance the natural environment through as variety of measures including <i>'preventing both new and existing development from contributing to or being put at risk from or being adversely affected by... water pollution'</i> . This will help to protect the water quality of the River Ouse, which will have positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development improves water efficiency and helps to improve water quality where possible. This would have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF promotes sustainable development and seeks to reduce waste generation, which will help to reduce waste in the City Centre of York and have positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development reduces waste generation and to promote recycling as part of new development. This would have positive and permanent long term impacts upon this	

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						objective.	
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>The NPPF seeks to minimise greenhouse gas emissions through a variety of means including supporting renewable energy, reducing reliance upon the car and promoting low carbon energy development. All of these measures will help to improve air quality and have positive and permanent long term impacts upon this objective.</p> <p>Improving air quality will be particularly welcome given that York has problems with air quality in existing AQMAs.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development does not adversely impact upon air quality and where possible improves air quality, for example through reducing the need to travel or using low emissions infrastructure. This would have positive and permanent long term impacts upon this objective.</p>	
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). 	+	<p>The NPPF requires that new development is directed away from areas at highest risk of flooding, but where development is necessary, making it safe without increasing flood risk elsewhere. This requirement will help to minimise and reduce flood risk in the City Centre of York and have positive and permanent long term impacts upon this objective.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to ensure that new development is directed away from areas at risk of flooding and have permanent and positive long-term impacts on this objective.</p>	
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	<p>The NPPF requires that local planning authorities should <i>'set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'</i>.</p> <p>The above requirements will help to conserve York's historic environment, which would be particularly important for York given its historical significance and the fact that there are a number of listed buildings in York as well which require sensitive management and protection. The NPPF requirements would therefore have positive and permanent long-</p>	++	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of the specific characteristics that make York's historic environment unique and special and help to conserve and where possible enhance the historic environment. Such an approach will have positive and permanent long term impacts upon this objective.</p>	

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15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The NPPF seeks to protect land with the highest environmental value and to 'aim to prevent harm to geological conservation interests'. This approach will have positive and permanent long term impacts upon this objective.	++	Detailed local criteria and site allocations to guide development in York City Centre would take account of the specific characteristics of York's natural and built landscape and ensure that new development does not have adverse impacts. There would therefore be positive and permanent long term impacts on this objective.	
General			Option 1 has positive impacts on all of the SA objectives, since the NPPF has wide ranging aims, many of which would help guide development in York City Centre in a sustainable way. The NPPF seeks to deliver growth, to ensure the vitality of town centres promotes sustainable modes of transport, seeks to protect the natural environment and the historic environment. All of these measures and other efforts in the NPPF will have positive long term and permanent impacts upon this objective and the future development of York City Centre.				
Preferred Approach			The preferred approach has positive and very positive impacts on a range of the SA objectives. Detailed local criteria and site allocations to guide development in York City Centre can take account of the specific characteristics of the city centre to help ensure that new development meets housing need, helps to contribute to growth of the economy, protects the environment and heritage of the City Centre and helps the population of York to have good access to housing, jobs, goods and services and recreational facilities. All of this will have positive and permanent long term impacts.				
Recommendations			As the preferred approach will have positive impacts for all for all of the SA objectives, no mitigation is therefore considered necessary.				

SECTION 7: YORK CENTRAL

York Central										
SA Objective			Option 1: Rely on the NPPF to guide development within York Central		Option 2: Provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning application		Option 3 : Provide detailed local criteria/site allocations to guide development in York Central			
1	To meet the diverse housing needs of the	<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; 	+	-	It is likely that an NPPF approach would have a long-term positive impact on delivering housing need with respect to York	+	The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of	+		The size of the site and its potential uses would require a detailed understanding to be translated in the plan. This would have a positive

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	population in a sustainable way.	<ul style="list-style-type: none"> 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>Central. The NPPF sets out overall support for development within its sustainability agenda stating that the social role is to support “<i>strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being</i>”.</p> <p>The NPPF however does not provide specific criteria for understanding how to differentiate the types of use on site, which given its size and location, would be an important consideration. It may also not reflect the council’s ambition or spatial strategy for the site. The amount of housing on site would therefore be open to negotiation and could be in competition with other proposed used or ideas. Given its size, this could also cause uncertainty for both the developer and Council in delivering the site overall.</p>		<p>the site initially followed by a much more detailed approach. The use of generic indicators to guide development and the site allocation would be useful to help determine the best uses on site, including how the maximise the amount of housing and indicative housing numbers. The size of the site has the potential to contribute to the overall land allocated for housing growth and would provide a new community meeting need within a city centre location.</p> <p>The size and environmental issues on site, together with infrastructure requirements, could impact on delivery. The site has the potential to have a positive impact in the medium to long-term, the delivery and detail of which could be affirmed through the SPD and accompanying SA.</p>		<p>approach in determining overall detail on the site and specifying the potential for housing.</p> <p>However, given there are other issues on site to consider in bringing forward the site, the delivery is likely to be in the medium to long term. During this time the economic circumstances with regards to mitigate, funding and/or requirements for the site may correspondingly change. A detailed approach would not allow a rapid response to this changing situation which may cause viability issues.</p> <p>This option is likely to cause uncertainty for the in the medium to long term.</p>
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 though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security 	+ -	<p>The NPPF supports the creation of healthy communities and recognises planning needs to pay in this. Section 8 of the NPPF sets out the main principles for this including the development of safe and accessible environments, provision of services and guarding against their loss as well as the provision</p>	+	<p>Pursuing a generic criteria approach would allow an understanding of York’s requirements to be considered and incorporated, including the proposals to ensure the health and well-being for people living and working on the site. Following this with a SPD would also refine this detail to ensure that specific</p>	?	<p>Pursuing a detailed approach would require the specific facilities and services to be included in the Plan based upon an understanding of quantum’s of growth for employment and housing as well as their specific requirements through masterplanning.</p> <p>However, given the size of the site and the need to mitigate certain issues prior</p>

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		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>of open space. In following this approach it is likely that a scheme for York Central would include social infrastructure and schemes which would promote the health and well-being of the population.</p> <p>The approach would not take account for any locally distinctive standards or requirements, Council ambitions or city-wide spatial strategy. In following this approach therefore, there may be tension caused between developers and the Council in terms of appropriate uses on site. This is likely to have direct impact on the short to long-term health and well-being benefits of the site.</p>		<p>requirements are included to maximise health and well-being.</p> <p>The potential of the site to include elements, which contribute to health such as medical facilities and openspace is significant and should be picked in more detail through the SPD to maximise long-term health benefits.</p>		<p>to development, the impacts in pursuing this approach and implementing schemes for healthy lifestyle and well-being is uncertain.</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. 		<p>The NPPF supports the delivery of educational facilities to meet the needs of the community. Whilst this would make a positive contribution, there may be tension in how much education and skills development would need to be provided and it is not likely to reflect any wider needs outside of the site which would be benefit the wider population.</p>	+	<p>A generic approach would allow an assessment of overall requirements arising from the site and wider area to inform the types of facilities that should be considered, followed by more detailed guidance based upon other factors. This should prove positive for education and training as it should enable facilities to be provided based upon a wider and then more detailed assessment of need.</p>	?	<p>The impacts are uncertain regarding detailed guidance as this would require detailed knowledge of educational requirements which may change in the medium term due to changing circumstances in the wider city area and in line with the delivery schedule.</p>
4	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 	+ -	<p>The NPPF supports the need for economic growth through development and ensuring that suitable land for development is available and viable. It is likely that the location of the site would be supported through NPPF and that it would be proposed to accommodate a mix</p>	+	<p>The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of the site first to be supplemented by a much more detailed approach. This would be a flexible approach using generic indicators initially to understand the site</p>	+ -	<p>The site is likely to perform well for the provision of employment uses, subject to the definition of detailed criteria, given its city centre location and existing sustainable transport routes as well as potential connectivity with existing businesses in the city centre.</p> <p>A detailed criteria/allocation would</p>

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		<ul style="list-style-type: none"> for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>of uses to support economic growth.</p> <p>The NPPF however does not provide specific criteria for understanding how to differentiate the types of use on site, which given its size and location, would be an important consideration. It may also not reflect the council's ambition or spatial strategy for the site. The amount of employment would therefore be open to negotiation and could be in competition with other proposed uses or functions. Given its size, this could also cause uncertainty for both the developer and Council in delivering the site overall.</p> <p>The significant need for infrastructure delivery on site may also cause tension with the NPPF's approach to investment in business not being overburdened by poor environment or infrastructure, both of which are potentially significant issues in the medium to long term for the site.</p>		<p>better and guide development/site allocation. It would be useful to help determine the best uses on site, including how to maximise benefits to the economy. The size of the site has the potential to contribute to the overall land allocated for employment growth and its city centre location next to major transport links, would ensure it was an attractive and accessible for the wider region.</p> <p>The size and environmental issues on site, together with infrastructure requirements, could impact on delivery and viability. However, the site has the potential to have a positive impact in the medium to long-term, the delivery and detail of which could be affirmed through the SPD and accompanying SA.</p> <p>This approach allows more certainty in the long-term for developers of the site to understand the Council's requirements and avoid delay due to uncertainty/ongoing discussion.</p>		<p>enable a quantum of land to be specified for business use. This would be positive. However, providing a detailed approach at this stage would require the provision of a significant amount of infrastructure on site as well as site remediation. A detailed local approach would reduce flexibility in response to changing requirements, economic circumstances and funding streams over time. It is likely to have a positive influence should the site be developed in the short term should these be identified. However given the size of the site, the strategy would need to allow for the medium to long-term. Changing economic circumstances as well as funding streams could impact negatively in the delivery therefore.</p>
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. 	I	<p>The NPPF should encourage the use of the site to be planned in a way to support the needs of the communities to have a positive influence on equality and inclusion. The NPPF sets out overall support for development within its sustainability agenda stating that the social role is to support "strong, vibrant and healthy communities, by providing the supply of housing</p>	+ I	<p>The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of the site initially followed by a more detailed approach. The use of generic indicators to guide development and the site allocation would be useful to help determine the best uses on site, including how the maximise the amount of housing and accessible</p>	?	<p>The outcome of this approach is uncertain given that the site would need to be planned in detail to assess how the likely impacts of the detailed criteria have positively impacted on equality and social inclusivity.</p>

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				<p><i>required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".</i></p> <p>This is likely to be as a result of successful regeneration of the site and is therefore dependent upon implementation over the long-term.</p>			<p>local facilities as well as job opportunities on site. This is likely to be significantly positive for meeting equality and social inclusivity requirements.</p>	
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. 	<p>+ -</p>	<p>The NPPF supports the development of a sustainable transport network to support sites and requires <i>"All developments that generate significant amounts of movement [to be] be supported by a Transport Statement or Transport Assessment"</i>. This is likely to apply to York Central given its site size. This would require the overall development to supply details of the transport requirements and modes for the site which is positive in ensuring the promotion and delivery of sustainable transport scheme</p> <p>The NPPF supports <i>"a pattern a of development which, where reasonable to do so, facilitates the use of sustainable modes of Transport"</i>. York Central is in an excellent place to extend connections of existing transports modes as access to the railway station, bus routes and pedestrian/cycle routes into the city centre/ wider area are all</p>	+	<p>The approach would have the most significantly positive outcome in the medium to long-term as it can be flexible to respond to change in the future. A locally derived generic assessment can set out what is on or in close proximity to the site as well as any potential gaps and the likely requirements on the site for development. The SPD would be able to specify these in greater detail with an understanding of how this influences overall delivery of the site and any potential funding mechanisms.</p>	-	<p>A detailed local approach would reduce flexibility in response to changing requirements, economic circumstances and funding streams over time. It is likely to have a positive influence should the site be developed in the short term should these be identified. However given the size of the site, the strategy would need to allow for the medium to long-term.</p> <p>In delivering infrastructure requirements, it would be necessary to define the requirements as well as detailed accessibility features. As the site delivery time extends this may cause uncertainty for developers as the wider situation may change and accessibility requirements change.</p>

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				adjacent or in close proximity to the site. The level of transport infrastructure required to gain maximum potential from the site is significant. The deliverability of the transport Infrastructure would significantly influence the sites potential in the long-term as this would influence how the site is developed. The costs involved with infrastructure however, are high and although the NPPF approach states this should not stop development coming forward, more detail is required specifying what current modes and access can support, the level of improvements and the mechanisms for bringing these forward.				
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 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>The NPPF recognises the importance of meeting the challenge of climate change and its core influence in achieving sustainable development as well as the mechanisms that can help to achieve this.</p> <p>However, the NPPF specifies how local authorities <i>“should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations”</i>. This is likely to be positive in influencing the development of the site.</p> <p>However, this approach lacks locally specific requirements</p>	+	<p>The approach would have the most significantly positive outcome in the medium to long-term as it can be flexible to respond to change in the future. Locally derived generic criteria can determine the overall requirements and potential for the site. The SPD would be able to specify these in greater detail with an understanding of how this influences the overall climate change agenda and delivery of the site, including potential funding mechanisms.</p>	?	<p>Specific criteria would be positive in identifying the sites potential for contributing towards minimising the sites impact on climate change. It would ensure that the site would be able directly contribute in the long-term.</p> <p>However, in order to determine this it would rely on a full masterplan to understand the layout to plan in detail the mitigation methods and an idea of costs for their implementation. The impacts of this approach at the this stage would therefore be unknown</p>

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				which complement the city-wide climate change agenda and action plan. This would need to be considered in order to maximise the site's potential towards minimising its effects on climate change.				
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+ -	<p>The NPPF supports the natural environment and states the planning system should recognise “the wider benefits of ecosystem services” and minimise “impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. This is likely to have a long-term direct positive impact on the site.</p> <p>However, this may not take consideration of York’s city-wide green infrastructure network adjacent to the site which could be proactively connected and linked to a GI/public realm scheme on site. The influence of green infrastructure on transport connectivity may also not be linked to coordinate with local level policy.</p>	+	<p>Option 2 would be able to build upon the NPPF approach by ensuring a comprehensive Green Infrastructure scheme is built into the overall design and layout. The approach would have the most significant positive outcome in the medium to long-term as it can be flexible to respond to the masterplanning and layout in the future. Locally derived generic criteria can determine the overall requirements and potential for the site. The SPD would be able to follow with a specific remit for maximising the green infrastructure and biodiversity on the site in line with the strategic parameters that have been set.</p>	?	<p>The approach would also build upon the NPPF and allow a detailed understanding of the site to be understood and built upon.</p> <p>However, this approach would rely on a specific scheme to be set out for the site up front. This would require the detailed masterplanning of the site to be presented in order to present how the detailed criteria would enable the site to connect to the city’s existing Green infrastructure and increase biodiversity on the site.</p> <p>This approach is inflexible and given the anticipated delivery of this site, it is likely that the scheme would need to respond to changing circumstances in which a more generic strategic approach would be beneficial.</p>
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and 	+	<p>The NPPF supports: “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”. This site would fulfil this</p>	++	<p>Following this approach would maximise the use of this brownfield site through ensuring that the generic criteria set the strategic parameters to be considered and scoped out the main issues whilst the SPD set the council’s aspirations and</p>	+ -	<p>Following this approach would maximise the use of this brownfield site through ensuring that the council’s aspirations and justification were set out in more detail.</p> <p>This approach would be able to reflect local knowledge and put forward</p>

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	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
		encourage their efficient use.		criteria. The former uses on the York Central site would mean that contamination may be a risk and the as the NPPF requires “remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”, this would have a direct, long-term positive impact. Following an NPPF approach would also ensure that the wider benefits of the site are considered in terms of ecosystem services which refers to the benefits people obtain from ecosystems. This would also link well to implementing a Green Infrastructure strategy.		justification in more detail. This approach would be able to reflect local knowledge and put forward standards to be implemented. Similarly, it would set out strategy to ensure that remediation of any contamination present on the site is undertaken to ensure the health of the people living and working in any new development. Option 2 would also allow flexibility should issues arise during later stages of site preparation having an overall positive effect in the medium to long-term			standards to be implemented. Similarly, it would set out strategy to ensure that remediation of any contamination present on the site is undertaken to ensure the health of the people living and working in any new development. However, this approach would be inflexible should issues arise later during the process as it would have to be based upon knowledge known at the time of policy formulation. The likely outcome of this may be delay in delivery or masterplanning.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	The NPPF supports the efficient use of resources such as water as well as ensuring their quality. The site would be required to set out measures as part of its managed response to climate change.	++	Generic criteria would enable the strategic aims of the site to be set out including resources efficiency as part of a comprehensive package of sustainability and climate change mitigation measures. The specifics of this would then be delegated to the SPD.	+	-	A specific approach would require a detailed knowledge of the masterplan and items on the site in order to specify what water efficiency mechanisms would be best to use. The approach would prove inflexible.
11	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. 	?	The NPPF supports the efficient use of resources and waste management. The impacts of this are currently unknown as it would depend on the type and duration of construction primarily.	?	Generic criteria would enable the strategic aims of the site to be set out including resource and waste efficiency as part of a comprehensive package of mitigation measures. The specifics of this would then be delegated to the SPD. However, the impacts of this are currently unknown as it would depend on the type and duration of construction primarily.	?		Specific criteria should set out waste efficiency, particularly as part of the construction, in comprehensive package of mitigation measures. However, the impacts of this are currently unknown as it would depend on the type and duration of construction primarily.

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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>The NPPF states support that local authorities <i>should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan</i>".</p> <p>Following this approach would be positive for York Central given its location next to AQMAs and areas with known air quality issues. Issues identified should be able to be mitigated through design and promotion of a low carbon sustainable transport network.</p>	+	<p>Option 2 would build upon the overall approach of the NPPF through setting out a broad set of general principles for a low carbon development in an area with known air quality issues. The greater detail following in the SPD would be able to set out more comprehensively design and layout objectives to minimise any negative impact on air quality.</p> <p>It is anticipated that mitigation for any potential impacts would also be included to ensure minimal impacts from the development.</p> <p>This approach would also be able to respond to changing air quality should the situation change post strategic policy adoption.</p>	I	<p>Detailed criteria would respond and implement strategies to combat known air quality issues at the time of policy development but may lack mechanism to adjust this once the policy is adopted. This approach would reply on the masterplanning of the site.</p> <p>It is anticipated that this would need to be accompanied by appropriate design principles to ensure that air quality is not negatively effected through development and that appropriate mitigation techniques are included to minimise the effect on peoples health..</p>	
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). 	+	<p>The NPPF supports development in areas of lower flood risk through dictating that inappropriate would not be allowed high flood risk area and that sequential tests must be applied as a method for determining suitability. The NPPF also supports mitigation as par of the wider climate change agenda</p>	+	<p>The approach would require a broad knowledge of flood risk in the first instance followed by a more detailed knowledge in the SPD. Whilst the generic approach would set out the main principles to ensure flood risk is not negatively impacted by development, more detail would allow specific measures to be identified which are specific to the site. In planning this site in the long-term this would have the most positive direct and indirect impacts to the city.</p>	I	<p>Option 3 would required a detailed knowledge of existing flood risk and the mitigation of what is required for the site to go forward. This would set out principles for minimising flood risk and mitigation principles.</p> <p>However, this approach relies on a greater understanding of the development on the site initially and would be inflexible if the site was subject to change or over the longer term, flood risk in the area changed.</p>	
14	Conserve or enhance York's historic environment,	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and 	+	I	<p>The NPPF supports local authorities in delivering a positive strategy for the conservation and enjoyment of</p>	++	<p>The approach would allow York's local context and heritage assets to be a key consideration within the planning for the site taking full</p>	+	<p>A detailed criteria approach/allocation would be able to delineate heritage assets on site and specify the key features to plan in. This is unlikely to</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	cultural heritage, character and setting	non-designated heritage assets and their setting; <ul style="list-style-type: none"> Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		the historic environment, which should have long-term benefits. With regards to determining applications <i>“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”</i> . It also states that <i>“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”</i> .		advantage of a more detailed approach for future delivery within in the SPD to guide suitable development to conserve and enhance the historic environment.	change over the plan period and is therefore likely to have a positive impact overall.
15	Conserve or enhance York’s natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	+	The development of York Central would be a significant site for York given its location and size. The NPPF would support this overall development and similarly to objective 14, would support the identification of schemes, which conserves areas of landscape value to minimise conflict. The NPPF attaches great	++	This approach would able the generic principles for development of the site to be set whilst also making them more specific within the SPD. This approach would be able to build upon the NPPF and add a York specific focus to ensure that this site would developed in a distinctively ‘York’ way using the principle characteristics set out by	This approach would be able to build upon the NPPF and add a York specific focus to ensure that this site would developed in a distinctively ‘York’ way. Key to this will be through the establishment of design codes which would be able to mitigate any issues which arise on site or specify what has to be adhered to.

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				importance to the achievement of high quality and inclusive design for all development, including building, public and private spaces as well as wider area developments. Whilst the NPPF can offer a generic guide to what to consider, it lacks a local level approach to implement York specific principles to ensure that this site would positively.		the heritage impact appraisal. Key to this will be through the establishment of design codes which would be able to mitigate any issues which arise on site.	
General	<p>Relying on the NPPF approach should enable the site be brought forward and developed in a way that considers a breadth of criteria and sustainability issues. However some of this is approach is reliant on implementation by the local authority causing uncertainty about the baseline and parameters the scheme should work towards. It is likely that this approach would also lack a focus on any local level requirements and city-wide characteristics that need to be incorporated in to the scheme which could have a detrimental impact subject to its implementation.</p> <p>Option 2 would provide the overarching principles for the site whilst also allowing detail to be delivered in response to local circumstances through an SPD. This is likely to maximise long-term positive impacts on the social, environmental and economic objectives given that this approach can remain flexible but comprehensive and respond to changing circumstances on this site over its medium to long-term delivery timescale.</p> <p>A detailed assessment would be beneficial for developing the site in the short-term using known baselines and subject to a short-delivery timescale. However, in order to maximise the positive contribution of this site to the city as a whole and minimising its effects over the medium to long-term this approach would generally lack a mechanism of responding to change and issues which may arise or influence its development.</p>						
Preferred Approach	<p>Option 2: Provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning application</p> <ul style="list-style-type: none"> The site has the potential to positively contribute to the overall social objectives of the city. This is a large strategic site which will contribute to overall housing growth and would provide a new community, meeting their needs within a city centre location. Following a flexible approach will help the development respond to changing economic circumstances to be able to maximise the incorporation of social infrastructure to respond to the design and need within the site. This strategic site is in a good location to support the overall ambitions of the city to become an attractive site which compliments the city centre. This approach is likely to maximise the site's economic potential by allowing a flexible yet comprehensive approach to development which can respond to changing economic circumstances in line with the delivery timescales. This will allow maximum viability of the site. A tension may be caused through the costs and delivery of significant infrastructure to allow the whole site to be brought forward. However, this approach would enable masterplanning and design of the site to work around these challenges to maximise development of the site prior to this being in place. The site is situated close the city centre and existing travel routes which have long-term positive gains for the environmental objectives. The generic criteria followed by an SPD would be able to ensure that the local characteristics of York can be included within the design to so that the development considers York's wider as well as local context. Further more, this approach would allow development to design 						

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	in schemes and features to maximise the sites potential in terms of green infrastructure and design for example as well as responding to climate change mitigation requirements.
Recommendations	There were no adverse impacts identified from having a generic policy followed by an SPD and therefore there is no need for the policy wording to take account of any negative impacts.

SECTION 8: ECONOMY

Employment Growth						
SA Objective			Option 1: The baseline scenario (14,471 additional jobs)		Option 2: Scenario 2 (16,169 additional jobs)	
1	To meet the diverse housing needs of the population in a sustainable way.	<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 Show-people. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
2	Improve the health and well-being of York's population.	<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 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. 	?	Employment growth may generate minor, temporary adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant). In the longer term, economic development could also adversely affect health due to, for example, emissions from operational uses or increased traffic. However, effects on this objective are considered to be uncertain at this stage and will be dependent on the nature and scale of economic activity and its location in relation to sensitive receptors.	?	As with Option 1, employment growth may generate minor, adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant) and once development is complete. As the scale of development would be greater under this option the potential risk of adverse effect may be increased and, further, there may be additional pressure on open-space to accommodate new development which could undermine the promotion of healthy lifestyles. Notwithstanding, until the location and nature of development is known, effects on this objective are considered to be uncertain.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
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. 	+	<p>Job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes).</p> <p>This option may support the development of the City's educational institutions, although it is envisaged that growth in science and research sectors (i.e. those linked to the City's educational institutions) would be less ambitious relative to Option 2.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	++	<p>Like Option 1, job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes). As the number of jobs to be provided under this option would be greater it can be expected that these opportunities would be enhanced.</p> <p>The enhanced ambition of this option would be expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	
4	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. 	+	<p>This option would deliver an estimated 14,471 jobs over the plan period. This will promote economic growth (both in the short term during construction and once development is complete), attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy for the City to become "an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs". In consequence, the option has been assessed as having a positive effect only on this objective.</p>	++	<p>This option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors through delivery of a range of employment sites. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1 associated with the provision of new /expansion of existing employment premises.</p> <p>This option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	
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; 	+	<p>Job provision will help to address deprivation in the City. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms.</p> <p>Economic growth may also support existing community</p>	+	<p>In maximising job provision over the plan period, this option is expected to offer the greatest prospect of addressing employment deprivation across the city. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>services and facilities, although associated benefits would be less than under Option 2.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>				<p>firms.</p> <p>Higher level growth under this option may serve to support existing community services and facilities and, further, could stimulate additional investment.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>
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. 	+ -	<p>Economic growth is likely to increase traffic within the City of York. The exact magnitude of effects on this aspect of the objective is dependent on the location and type of employment development, which is currently uncertain. However, given existing and projected congestion this option has been assessed as having a negative effect on this aspect of the objective.</p> <p>Economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+ -		<p>As under Option 1, economic growth is likely to increase traffic within the City of York. The exact magnitude of effects on this aspect of the objective is dependent on the location and type of employment development which is currently uncertain. However, given existing and projected congestion and taking into account the fact that this option would promote higher levels of growth, Option 2 has been assessed as having a negative effect on this aspect of the objective.</p> <p>Economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	
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 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>Economic development will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).</p>	-		<p>As under Option 1, economic development will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites) although in view of the higher levels of growth envisaged under this option, emissions are also expected to be greater (although not at a level deemed to be significant). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and</p>	

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							employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	?	Economic growth could have an adverse effect on bio-diversity as a result of land take and disturbance during construction and once development is complete (e.g. as a result of emissions to air from operational uses). However, this is dependent on the type and location of development which at this stage is uncertain.	?	Increased economic growth under this option could place additional pressure on Greenfield land as well as Brownfield sites with high bio-diversity value to accommodate employment uses. Further, operational activities may also affect ecological assets (e.g. as a result of emissions to air). However, until the locations of sites are known and operational uses determined, effects on this objective are considered to be uncertain.	
9	Use land resources efficiently and safeguard their quality.	<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. 	?	Economic growth could result in the development of Greenfield sites, generating a negative effect on this objective. However, until the locations of sites are known, effects are considered to be uncertain.	?	Increased economic growth under this option could place additional pressure on Greenfield land to accommodate employment uses. However, until the locations of sites are known, effects are considered to be uncertain.	
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	-	Economic growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	-	Like Option 1, this option would result in increased water consumption to support economic growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of economic growth although adverse effects on this objective would not be expected to be significant.	
11	Reduce waste generation and increase level of reuse	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	Economic growth would result in resource use, particularly during the construction of new premises. Construction and the operation of premises would also generate waste. Overall, this option has been assessed as having a negative	-	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation would be increased under this option, commensurate with the scale of growth although adverse effects on this	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and recycling.			effect on this objective.		objective would not be expected to be significant.	
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. 	-	Economic development will result in increased emissions to air both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	-	As under Option 1, economic development will result in increased emissions to air during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites) although in view of the higher levels of growth envisaged under this option, emissions are expected to be greater (although not at a level deemed to be significant). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	<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	Parts of York and its surrounding area are at significant risk of flooding. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	0	Parts of York and its surrounding area are at significant risk of flooding. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	
14	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; Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	?	Economic growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain.	?	As under Option 1, economic growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain. Under this option, faster growth would be prompted within the tourism and leisure sector (amongst other sectors). This may present opportunities to enhance cultural heritage assets and their settings although this is also considered to be uncertain at this stage.	
15	Conserve	<ul style="list-style-type: none"> Preserve or enhance the landscape 	?	Economic growth could have an adverse effect on landscape	?	As under Option 1, economic growth could have an	

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

	and enhance York's natural and built landscape.	<ul style="list-style-type: none"> 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. 		and townscape during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain.		adverse effect on landscape and townscape during both construction and once development is complete. Increased economic growth under this option could place additional pressure on landscape and townscape to accommodate employment uses. However, until the location, type and design of sites are known, effects on this objective are considered to be uncertain.
General	<p>A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional jobs) (Option 1); and Scenario 2 (16,169 additional jobs) (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The option would deliver an estimated 14,471 jobs over the plan period. This will promote economic growth, attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy. In consequence, it has been assessed as having a positive effect only on employment (Objective 4). Further positive effects were identified in relation to education (Objective 3) and equality and accessibility (Objective 5).</p> <p>This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of waste during both the construction and operation of economic development. No further negative effects were identified although it should be noted that effects on health (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as health although this is dependent on the type, design and location of development which at this stage is unknown.</p> <p>Mixed positive and negative effects were identified in relation to transport (Objective 6). This reflects the likelihood that economic growth will increase traffic within the City of York but that it may also present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting.</p> <p>Option 2 This option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1. In consequence, this option has been assessed as having a significant positive effect on employment (Objective 4). As this option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector, significant positive effects were also identified in relation to education (Objective 3). Further positive effects were identified on equality and accessibility (Objective 5).</p> <p>This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality</p>					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>(Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of waste during both the construction and operation of economic development which, under this option, would be expected to be greater relative to Option 1 (commensurate with the increased scale of economic growth). No further negative effects were identified. Like Option 1, effects on health (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as health although this is dependent on the type, design and location of development which at this stage is unknown. Notwithstanding, it is considered that this option presents a greater risk of adverse effects on these objectives compared to Option 1, commensurate with the scale of development envisaged.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Effects on the City's natural and built environmental assets are considered to be uncertain at this stage. Economic growth could have an adverse effect on these assets but this would be dependent on the type, design and location of development which at this stage is unknown. Economic growth will increase the use of resources including energy (and associated emissions to air) and generation of waste during both construction and operation. • Economic Impact: The preferred option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. This option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. • Social Impact: The preferred option is likely to help address employment deprivation across the city. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms. Higher level growth under this option may serve to support existing community services and facilities and, further, could stimulate additional investment. However, employment growth may generate minor, adverse effects on health in the short term during construction and once development is complete. However, until the location and nature of development is known, effects on health are considered to be uncertain. 						
Recommendations	<p>Economic development should be directed to locations that:</p> <ul style="list-style-type: none"> • Reduce the need to travel and/or encourage the use of sustainable modes of transport. • Avoid adverse impacts on the City's built and natural environmental assets. • Are appropriate for specific uses, avoiding adverse impacts on health. • Make best use of previously developed land. • Are accessible to areas of employment deprivation. 						

Employment Sites

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

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Economic Growth in the Health and Social Care Sectors								
SA Objective		Option 1: Rely on the National Planning Policy Framework (NPPF) to guide health and social care related employment growth		Option 2 Provide generic local criteria to guide economic growth in the health and social care sectors		Option 3: Provide detailed allocations for economic growth in health and social care sectors		
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	+	Reliance upon the NPPF to guide health and social care related employment growth will not directly deliver new homes, however, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	+	Whilst providing generic criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	+	Whilst providing detailed criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.
2	Improve the health and well-being of York's population	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. Also the NPPF seeks to promote healthy communities. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.
3	Improve education, skills development and training for an effective workforce	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors, which would have positive and permanent long term impacts upon	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors,	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors, which would have positive and permanent

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				this objective.		which would have positive and permanent long term impacts upon this objective.	long term impacts upon this objective.	
4	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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services as part of efforts to build a strong and competitive economy and to ensure the vitality of town centres. This will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This will help to deliver equality and access to all in respect of healthcare and social care and have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to deliver equality in terms of access to services and facilities. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York, such as, existing inequality and poor access to services. There would therefore be permanent and positive long term impacts upon this objective.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to reduce the need to travel since the NPPF promotes sustainable forms of transport and seeks to reduce reliance upon the car, which will have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to reduce the need to travel. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to ensure that such growth is directed to areas which will reduce the need to travel. This would have positive and permanent long term impacts upon this objective.
7	To minimise greenhouse gases that cause climate change and	<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 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to minimise greenhouse gas emissions since the NPPF	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to ensure that such growth takes account of the

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	deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 		supports sustainable development and seeks to reduce harmful emissions and combat the adverse consequences of climate change		detail to include measures to reduce greenhouse gas emissions. Impacts on this objective are therefore uncertain.		need to use sustainable design and building materials, which will help to combat causes of climate change and manage its effects. There would therefore be positive and permanent long term impacts upon this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance the natural environment since the NPPF affords strong protection to the natural environment and also seeks to enhance the natural environment. There would therefore be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to protect the natural environment. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the natural environment is protected as part of growth. This will have positive and permanent long term impacts upon this objective.
9	Use land resources efficiently and safeguard their quality	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to use land resources efficiently since the NPPF promotes the use of previously developed land and seeks to protect land of high environmental value. This will have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to use land resources efficiently and safeguard their quality. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that previously developed land is used where possible to support such growth, and to protect other valuable land such as agricultural land and allotments. This would have permanent and positive long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to protect water resources and quality since the NPPF affords strong protection to the natural	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in

KEY	++	+	0	?	-	Very negative impact likely		
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				environment. There would therefore be positive and permanent long term impacts upon this objective.		protect water resources and quality. Impacts on this objective are therefore uncertain.	York to ensure that water resources and quality are not adversely impacted by such growth. This would have positive and permanent long term impacts on this objective.	
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to have positive and permanent long term impacts upon this objective. The NPPF promotes sustainable development and seeks to reduce waste, both of which will impact positively on this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to reduce waste. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to take account of the need to reduce waste as part of such of growth, which would have positive and permanent long term impacts on this objective.
12	Improve air quality	<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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to improve air quality since the NPPF seeks to reduce harmful emissions and to promote sustainable modes of transport	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to avoid adverse impacts on air quality and to improve air quality where possible. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that such growth does not adversely impact on air quality and helps to improve air quality. This will have positive and permanent long term impacts upon this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in 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). 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to minimise flood risk and reduce the impact of flooding to people and property in York since the NPPF seeks to direct development away from highest risk of flooding. This will	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to minimise flood risk and reduce the impact of flooding to people	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to take account of the need to ensure that such growth is not in areas which are at risk of flooding. This will help to minimise flood risk and reduce the impacts of

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				have positive and permanent long term impacts upon this objective.		and property in York. Impacts on this objective are therefore uncertain.	flooding to people and property, which would have positive and permanent long term impacts upon this objective.	
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance York's historic environment since the NPPF affords significant protection to the historic environment and seeks to enhance it where possible. There would be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to conserve/enhance York's historic environment. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the historic environment is protected and enhanced where possible. This will have positive and permanent long term impacts upon this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance York's natural and built landscape since the NPPF seeks to protect the most important environmental land. There will be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to conserve/enhance York's natural and built landscape. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the natural and built landscape is conserved and enhanced where possible. This will have positive and permanent long term impacts upon this objective.
General			Option 1 has positive impacts on almost all of the SA objectives. Reliance on the NPPF to guide health and social care related employment growth will have positive economic impacts through the NPPF's goal to build strong competitive economy and to ensure the health and vitality of town centres. There will be positive environmental impacts since the NPPF affords significant protection to the environment, seeks to reduce harmful emissions, to combat the adverse consequences of climate change and to promote sustainable forms of transport. Option 3 has positive impacts on all of the SA objectives since the provision of detailed local criteria to guide economic growth in the health and social care sectors will help to direct growth in these services to the best locations, taking account of locally specific characteristics to ensure that there are no adverse environmental impacts, to help the economy grow and have positive impacts upon the health and well being of York's population.					
Preferred Approach			The preferred approach has a mixture of positive and uncertain impacts. Generic local criteria to guide economic growth in the health and social care sectors will have positive impacts upon the health and well-being of York's population, since there will be greater choice in respect of health and social care. There will also be positive economic impacts, since this option will help to facilitate growth in the economy resulting from job opportunities in these sectors, all of which will also have positive social impacts. There are uncertain environmental impacts as it is uncertain whether generic local criteria would contain sufficient detail to ensure that economic growth in the health and social care sectors will not adversely impact upon the environment.					
Recommendations			It is recommended that the preferred approach includes adequate environmental safeguards to protect the environment from any adverse impacts associated with growth in the healthcare and social care sectors. This would help to reduce the number of uncertainties which this option currently has on the SA objectives.					

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Loss of Employment Land								
SA Objective			Option 1 Rely on NPPF to protect existing employment sites		Option 2 Do not protect existing employment sites		Option 3 Provide local level criteria to protect existing employment sites	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. Not protecting existing employment sites could mean that these sites are developed for housing. This would help increase the amount of new housing available in York. On the other hand, loss of employment land could mean loss of jobs and reduce people's chances of being able to afford to buy a home/rent accommodation.	+	Providing local level criteria to protect existing employment sites will help to protect and create jobs. This will have indirect positive impacts on this objective, since it will help to increase wealth through safeguarding jobs and give the population of York a better chance to buy a house or rent accommodation.
2	Improve the health and well-being of York's population	<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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon the existing employment sites and whether they resulted in any adverse impacts upon or contributed to improving the health and well-being of York's population.	0	No significant effect/no clear link.
3	Improve education, skills development and training for an effective workforce	<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 	+	Reliance on the NPPF to protect existing employment sites will have some positive impacts upon this objective since the NPPF seeks to build a strong and competitive	-	Not protecting existing employment sites would prevent any training or education opportunities which may have arisen from development of these. This would have negative and	+	Providing local level criteria to protect existing employment sites would help to ensure that any training or education opportunities which would come from the development of these sites are

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		opportunities available to all.		economy and to ensure the vitality of town centres. The NPPF also requires that <i>'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being used for that purpose'</i> . This requirement may not permanently protect all employment sites but it will help to protect employment land which has reasonable chance of being developed for employment uses, or which has an existing long term employment use on it.		permanent long term impacts on this objective.	protected and therefore accessible to the population of York. This would have positive and permanent long term impacts upon this objective.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	+	Reliance on the NPPF to protect existing employment sites will have some positive impacts upon this objective since the NPPF seeks to build a strong and competitive economy and to ensure the vitality of town centres. The NPPF also requires that <i>'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being used for that purpose'</i> . This requirement may not permanently protect all employment sites but it will help to protect employment land which has reasonable chance of being developed for employment uses, or	-	Not protecting existing employment sites would prevent the creation of jobs which may have arisen from the development of these sites and so not contribute to growth of York's economy. This would have negative and permanent long term impacts on this objective.	+	Providing local level criteria to protect existing employment sites would help to create jobs and deliver growth of a sustainable and inclusive economy. There would be positive and permanent long term impacts upon this objective.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				which has an existing long term employment use on it. Overall, reliance upon the NPPF to protect employment land will have positive and permanent long term impacts upon this objective.				
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. 	+	Reliance on the NPPF to protect existing employment sites will have positive impacts upon this objective since the NPPF will help to protect employment land, which will in turn ensure good access to goods and services and help to deliver equality and access to all. This would result in positive and permanent long term impacts on this objective.	-	Not protecting existing employment sites would prevent an increase in the number of jobs available, which would exacerbate existing imbalances of equality and exclusion with respect to the jobs market. This would also not help people to afford to buy/rent homes. All of this would have negative and permanent long term impacts upon this objective.	+	Providing local level criteria to protect existing employment sites would help to ensure that there is a good range of sites for economic development.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites if they were not protected for employment uses and whether that increased or decreased the need to travel.	0	No significant impacts/clear link
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to minimising greenhouse gas emissions.	0	No significant impacts/clear link
8	Conserve or enhance green	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what	0	No significant impacts/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	habitats within SACs, SPAs, RAMSARs and SSSIs ; <ul style="list-style-type: none"> 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. 				other uses were developed upon these existing employment sites and whether they contributed to protecting the natural environment.		
9	Use land resources efficiently and safeguard their quality	<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. 	+	Reliance on the NPPF to protect existing employment sites would have positive and permanent long term impacts upon this objective since the NPPF seeks to promote the use of PDL and seeks to safeguard the highest value environmental land from development.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they involved using land resources efficiently.	+	Providing local level criteria to protect existing employment sites would help to use land resources efficiently since it will help to reduce the amount of land which would be required for economic development. There would therefore be positive and permanent long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to improving water efficiency and quality.	0	No significant impacts/clear link
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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to reducing waste generation and increasing reuse and recycling.	0	No significant impacts/clear link
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 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to improving air quality.	0	No significant impacts/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to minimising flood risk and reducing impact of flooding to people and property in York.	0	No significant impacts/clear link
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to conserving or enhancing York's historic environment.	0	No significant impacts/clear link
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to conserving or enhancing York's natural and built landscape.	0	No significant impacts/clear link
General			<p>Option 1 has no significant effects/no clear link to a number of the SA objectives. In relation to the economy there will be largely positive impacts from reliance upon the NPPF to protect existing employment sites since the NPPF seeks to build a strong competitive economy and to ensure the vitality of town centres.</p> <p>Option 2 has either uncertain or negative impacts since not protecting employment land could lead to a loss of jobs, training and</p>					

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
Preferred Approach	<p>education opportunities, which not help the economy to grow. Impacts on the rest of the SA objectives are uncertain, as the impacts that would occur would depend upon what other uses were developed on the lost employment sites.</p> <p>The preferred approach will have positive economic and social impacts since it will help to protect jobs and grow the economy by avoiding the loss of employment land. This in turn will help to ensure that there is a good range of employment sites available for economic development. There will also be positive social impacts through the protection of existing employment sites which will help to protect jobs, increase wealth and ensure good access to jobs and services.</p> <p>Local level criteria can take account of local specific circumstances in relation to the environment to ensure that existing employment sites do not adversely impact upon the environment.</p>						
Recommendations	<p>It is recommended that the local level criteria include sufficient environmental safeguards to ensure that the development of existing employment sites does not adversely impact upon the environment or the health and well-being of York's population. This would then help to remove uncertainties in relation to some of the SA objectives.</p>						

Business and Industrial Uses within Residential Areas						
SA Objective			Option 1 Rely on NPPF to control business and industrial uses within residential areas.		Option 2 Provide local level criteria to control business and industrial uses within residential areas.	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant effects/no clear link.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances and help ensure that residential areas are not adversely affected by business and industrial developments. This will have positive and permanent long term impacts upon this objective.
2	Improve the health and well-being of York's population	<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. 	+	The NPPF seeks to improve people's health and well being through a variety of measures including promoting sustainable modes of transport, including walking and cycling and that planning policies should ensure that 'a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation'. Such measures will help to	+	Providing local level criteria to control business and industrial uses within residential areas will help to avoid locating such development where environmental circumstances could negatively impact on people's health. This would help to have positive and permanent long term impacts upon this objective.

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				improve human health and therefore reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.			
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. 	0	There is no significant effects/clear link.	0	There is no significant effects/clear link.	
4	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. 	0	There is no significant effects/clear link.	-	There may be negative effects on this objective as providing local level criteria to control businesses and industrial users within residential areas may overly restrict business from developing where it wishes to locate.	
5	Help deliver equality and access to all	<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. 	+	Reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective since the NPPF seeks to create sustainable, inclusive and mixed communities and to direct new development to the most appropriate locations.	+	Providing local level criteria to control business and industrial uses within residential areas will help to avoid locating such development where it could adversely impact upon safety and security for people and property. This will have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF promotes the use of sustainable modes of transport and to reduce reliance upon the car and to seek to deliver an integrated transport network. Reliance upon the NPPF to control business and industrial uses within residential areas will therefore have positive and permanent long term impacts on this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances and help reduce the need to travel from residential to business/industrial developments. There would therefore be positive and permanent long term impacts upon this objective.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response	<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 	+	The NPPF seeks to reduce greenhouse gas emissions through a variety of measures and also seeks to combat the adverse consequences of climate change. Reliance upon the NPPF to control business and industrial uses within	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help minimise greenhouse gas emissions from these developments and avoid	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	to its effects	<ul style="list-style-type: none"> 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. 			residential areas would therefore have positive and permanent long term impacts upon this objective.		adverse impacts upon the population of residential areas in York. This would have positive and permanent long term impacts upon this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	+	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including <i>'protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible'</i> . Reliance on the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help protect the natural environment as part of controlling these developments.	
9	Use land resources efficiently and safeguard their quality	<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. 	+	The NPPF promotes the use of previously developed and seeks to protect the most valuable land from development. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations and avoids development on high value land. This will help to use land resources efficiently and safeguard their quality.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve water quality and where possible improve it. This will have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF promotes sustainable development and seeks to reduce waste. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations which reduces waste generation and encourages recycling. This would have positive and permanent long term impacts upon this objective.	
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); 	+	The NPPF requires that <i>'planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of</i>	+	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations which does not adversely	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> 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><i>AQMAs and the cumulative impacts on air quality from individual sites in local areas.</i></p> <p>Together with other efforts in the NPPF to promote sustainable forms of travel and reduce greenhouse gas emissions, reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.</p>		<p>impact upon air quality and helps to improve air quality. This will help to improve air quality and have positive and permanent long term impacts upon this objective.</p>	
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). 	+	The NPPF seeks to direct development away from areas at risk of flooding. This will help to ensure that business and industrial developments do not increase the risk of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is not built in areas at risk of flooding. This will help to minimise flood risk and reduce the impact of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts upon this objective.</p>	
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	The NPPF seeks to protect the historic environment and also to enhance it where possible. This will help to ensure that business and industrial development does not adversely impact upon the historic environment of York, which will have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's historic environment. This will have positive and permanent long term impacts upon this objective.</p>	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including <i>'protecting and enhancing valued landscapes'</i> . Reliance upon the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's natural and built environment. This will have positive and permanent long term impacts upon this objective.</p>	
General				Option 1 has a number of positive impacts since the NPPF seeks to direct new development to the most suitable locations, supports sustainable development, supports the development of a strong and prosperous economy and affords significant protection to the environment.			
Preferred Approach				The preferred approach will have positive impacts on the majority of the SA objectives. Providing local level criteria to control business and industrial uses within residential areas can take account of locally specific circumstances to direct development to the most suitable locations and help to avoid any adverse impacts. This will have positive			

KEY	++	+	0	?	-	--	
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Recommendations	<p>impacts on the environment. It will also have positive impacts on the social objectives, as the preferred approach will help to avoid adverse impacts upon residents of York. There may be a negative effect on the economy objective as local criteria may restrict business from developing where it wishes to locate.</p> <p>The preferred approach may have a negative effect on the economy objective by overly restricting business from developing where it wishes to locate. Consideration should therefore be given to the balance between protecting residential areas from inappropriate development and the need for economic development.</p>
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SECTION 9: RETAIL

Retail Hierarchy						
SA Objective			Option 1: Retain existing retail centre hierarchy (City Centre, district and local centres)		Option 2: Review Retail hierarchy to include Monks Cross and Clifton Moor	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		does not pose unacceptable risks to health.					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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>The city as a whole has an extensive and diverse array of retail facilities and is regionally significant as a sub-regional centre. The current retail hierarchy reflects the wider role and potential of different retail locations to support the local population as well as ensuring the vitality and viability of the city centre. Sites within these locations would allow for enhancement of the facilities they contain to enable this to reinforce their role whilst complementing the roles of other centres.</p> <p>This approach would support the overall retail sector as well as the overall economy given the strategic importance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability.</p> <p>This approach would supports the implementation of NPPF particularly given that it states a sequential test to planning applications as follows : “applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered”.</p>	-	<p>This approach would support the role of York as a regional centre and reflect the extensive contribution made by the out-of-centre site given that Monks Cross and Clifton Moor contain a concentrated proportion of convenience shopping as well as business and commercial business.</p> <p>However, including these sites in the hierarchy would acknowledge support for their growth in the future. Whilst this would be positive for supporting this out-of-centre offer, tensions would be revealed between the viability of these centres and the vitality and viability of the City Centre given that it could reinforce their competing roles.</p> <p>The city centre is already planned expansion at Monks Cross. Further development could cause harm to the vitality and viability of the city centre.</p> <p>The retail expansion/community stadium development of Monks cross will be including community facilities as part of the development. New employment and residential development to the north as well as north of Clifton Moor would need to have additional facilities for the population. Expanding these sites could offer a potential solution to the need required. However, until this site and the Clifton Gate urban Expansion are planned, the level of facilities is not known and may better be catered for through a new local centre to enable better accessibility with the site.</p>	
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; 	+	Following the current retail hierarchy would show support for the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population . In addition this would complement York’s regional role, which would draw people in from other places. This will have an overall	+ -	The impacts of following this would not be dissimilar to option one. Including Monks Cross and Clifton Moor as part of the hierarchy would enable the offer at these location to expand to accommodate the wider needs of the population rather than just a predominantly convenience shopping role.	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Help reduce homelessness; Promote the safety and security for people and/or property. 		positive benefit for the resident population now and in the future.			<p>The retail expansion/community stadium development of Monks cross will be including community facilities as part of the development. New employment and residential development to the north as well as north of Clifton Moor would need to have additional facilities for the population. Expanding these sites could offer a potential solution to the need required. However, until this site and the Clifton Gate urban Expansion are planned, the level of facilities is not known and may better be catered for through a new local centre to enable better accessibility with the site.</p> <p>However, should the out-of-centre sites become increasingly competitive with the city centre this may have a detrimental impact on facilities for communities within proximity to city centre in the long-term.</p>
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. 	0	There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity,	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / 	0	There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	flora and fauna for accessible high quality and connected natural environment	geodiversity value; <ul style="list-style-type: none"> • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0			There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0			There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0			There is no clear link between this alternative and the objective
General			<p>Option 1 is likely to support the role of York's multi-layered retail offer through defining the centres and showing support for their overall growth. This would prioritise the city centre as the main location for retail ensuring complimentary rather competing convenience is offered in the other tiers.</p> <p>Including Monks Cross and Clifton Moor within these hierarchies would also support York's retail offer. However, it is likely to lead to competition, particularly given the recent permission for the expansion of Monks Cross. The city centre is under pressure from these centres already and by allocating these site in the hierarchy, its may have a further detrimental impact on the city centre's vitality and viability. This in turn may also impact on other aspects of the economy located within the city centre. It is acknowledged that the permission at Monks Cross would be including community facilities as well which could be a solution to some need required from the allocations for employment and housing to the north. Given that this is yet unknown and that the function of a new local centre may also be a practical solution too, the overall impacts of this approach are likely to be negative.</p>					
Preferred Approach			<p>Option 1: Retain the existing retail centre hierarchy (city centre, district and local centres)</p> <ul style="list-style-type: none"> This approach is likely to have positive impacts for the economy in the long-term. Ensuring the city centre is the focus for retail will 					

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

	support its sub-regional role as well as reinforcing local centres/district centres to support the needs of the local population. This approach will cause the least harm to York by limiting growth of out-of-town shopping areas.
Recommendations	There were no adverse impacts identified from having a local policy for retaining the current retail hierarchy and therefore there is no need for the policy wording to take account of any negative impacts.

Retail Centres – Issue 1: Guiding development						
SA Objective			Option 1: Rely on the NPPF policies to guide retail development		Option 2: Provide Local level policy to guide retail development in retail centres / out of town centres	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	workforce	opportunities available to all.					
4	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. 	+	-	<p>The NPPF approach is clear that the vitality of town centres is recognised and positively planned for. It dictates that a sequential approach to designating and consenting sites could be applied to ensure this happens under the remit of a hierarchy locations.</p> <p>The NPPF would put the onus on developers to define why retail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local assessment and hierarchy. This approach lacks a local and York centric understanding of impacts on specific areas and sectors within York. The approach would be general and therefore would be open to challenge causing tensions between developer and council requirements for the long-term.</p>	+	<p>This approach would be build upon the NPPF approach to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals as well as an understanding of the overall impact on the economy.</p> <p>This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>
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. 	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
7	To minimise greenhouse gases that cause climate change and deliver a	<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 	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	managed response to its effects	<ul style="list-style-type: none"> technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 					
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		from new development (including reducing transport emissions through low emission technologies and fuels); <ul style="list-style-type: none"> • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> • Conserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
General	<p>Option 1 is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy.</p> <p>The approach of option 2 is likely to have a positive impact for York's overall economy. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally. This would allow the retail needs to be defined using known locations and development as well as what is known regarding the impact on the economy.</p> <p>This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>						
Preferred Approach	<p>Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres.</p> <ul style="list-style-type: none"> This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally. This would allow the retail needs and impacts to be defined using known locations and development proposals as well as permitting an understanding on the overall the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce in the long-term. 						
Recommendations	<p>There were no adverse impacts identified from having a local policy on having a locally focussed retail approach and therefore there is no need for the policy wording to take account of any negative impacts.</p>						

Retail Centres – Issue 2: Protection							
SA Objective			Option 1: Rely on the NPPF policies to protect the vitality and viability of retail centres			Option 2: Provide Local level policy that protects retail centres' function, vitality and viability	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
2	Improve the health and well-being of York's population	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> 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. 						
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. 	0	There is no clear link between this alternative and the objective		0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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>The NPPF approach is clear that the vitality of town centres is recognised and positively planned for. It dictates that a sequential approach to designating and consenting sites could be applied to ensure this happens under the remit of a hierarchy locations.</p> <p>The NPPF would put the onus on developers to define why retail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local assessment and hierarchy. This approach lacks a local and York centric understanding of impacts on specific areas and sectors within York. The approach would be general and therefore would be open to challenge causing tensions between developer and council requirements for the long-term.</p>	+	<p>This approach would be build upon the NPPF approach to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals as well as an understanding of the overall impact on the economy.</p> <p>This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>		
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 	0	There is no clear link between this alternative and the objective		0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		people and/or property.					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
9	Use land resources efficiently and safeguard their quality	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 					
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 					
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			<p>Option 1 is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy.</p> <p>The approach of option 2 is likely to have a positive impact for York's overall economy. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally. This would allow the retail needs to be defined using known locations and development as well as what is known regarding the impact on the economy.</p> <p>This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>				
Preferred Approach			<p>Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres.</p> <ul style="list-style-type: none"> This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally. This would allow the retail needs and impacts to be defined using known locations and development proposals as well as permitting an understanding on the overall the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce in the long-term. 				
Recommendations			<p>There were no adverse impacts identified from having a local policy on a locally derived approach to retail and therefore there is no need for the policy wording to take account of any negative impacts.</p>				

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

Retail Centres – Issue 3: Development of out-of-centre retail

SA Objective			Option 1: Provide local level policy that permits development of out-of-town centre retail if the development would not undermine the existing, committed or planned investment into centres within the retail hierarchy, the development cannot be accommodated (either in whole or disaggregated) to more sequentially preferable sites, a business case can be demonstrated for the provision of additional floorspace or the development would provide additional economic benefits to the City as a whole without undermining the role and function of the City Centre.		Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m)	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	0	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective 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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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; 	-	Whilst this approach might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is important for the overall delivery of York's economic vision.	+	This approach allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. This would provide the most positive approach for the long-term.

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	accessible high quality and connected natural environment	infrastructure and the natural environment; <ul style="list-style-type: none"> • Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
13	Minimise flood risk and reduce the impact of flooding to people and property in York	the car. <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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			<p>Whilst Option 1 might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is important for the overall delivery of York's economic vision. In the long-term it is anticipated that this would have negative impacts.</p> <p>Option 2 allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. This would provide the most positive approach for the long-term.</p>				
Preferred Approach			<p>Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m) This approach is likely to deliver the most positive economic approach in the long-term. This would allow the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision.</p>				
Recommendations			<p>There were no adverse impacts identified from having a local policy to restrict out-of-centre development and therefore there is no need for the policy wording to take account of any negative impacts.</p>				

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	

SECTION 10: HOUSING GROWTH AND DISTRIBUTION

Housing Growth			Option 1: 750 dwellings per annum	Option 2: 1090 dwellings per annum	Option 3: 1500 dwellings per annum	Option 4: 2060 dwellings per annum
1	<p>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 Show people. 	<p>+</p> <p>This option would deliver 750 dwellings per annum. This would be in-line with CLG household projections and will help to meet housing needs in the City of York. However, the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum. This option would also not be aligned with forecast economic growth and in consequence would not provide the choice of housing for the working population to live in York.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>++</p> <p>This option would deliver a total of 1090 dwellings per annum. This represents a substantial increase in delivery relative to Option 1 of approximately 5,100 dwellings over a 15 year period. This scale of delivery will support forecasted employment growth and would provide the choice for those who may take up new jobs to reside in York.</p> <p>The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although like Option 1, it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA.</p>	<p>++</p> <p>This option would deliver a total of 1500 dwellings per annum. Unlike Options 1 and 2, this option would meet the newly arising affordable housing need over the plan period. However, the option would not meet the affordable housing backlog over the Plan period.</p> <p>This option could present opportunities to accommodate additional housing demand from neighbouring authorities which is particularly pertinent given the linkages between housing market areas.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	<p>++</p> <p>This option would deliver 2060 dwellings per annum. This significantly exceeds CLG household projections, increasing delivery by an additional 19,650 dwellings over a 15 year period. This level of growth is also substantially greater than that under Options 2 and 3.</p> <p>Reflecting the scale of housing growth envisaged under this option, the affordable housing target of 790 affordable dwellings per annum over the plan period would be met including both the backlog and the newly arising affordable housing need as set out within the North Yorkshire SHMA. This option could also present opportunities to</p>	

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					In view of the scale of housing growth under this option (which exceeds CLG household projections), and the boost to affordable housing supply, this option has been assessed as having a significant positive effect on this objective.		accommodate additional housing demand from neighbouring authorities which is particularly pertinent given the linkages between housing market areas. Overall, this option has been assessed as having a significant positive effect on this objective.			
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 open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	-	Housing growth is likely to generate minor, temporary adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant). Whilst effects will be dependent on the exact location of new development and its proximity to sensitive receptors, it can be assumed that new housing would be delivered within and in close proximity to existing residential areas. In the longer term, new housing could also adversely affect health due to, for example, emissions from increased traffic. Whilst the scale of housing delivery under this option is relatively low compared to Options 2, 3 and 4, there is likely to be a need to accommodate some development at Greenfield	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (e.g. as a result of increased traffic or pressure on open space) relative to Option 1, although not to a level considered to be significant. As with Option 1, new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver substantially higher housing growth and in consequence there is the potential for the severity of effects to be increased relative to Option 1 (and Option 2) (e.g. as a result of increased traffic or pressure on open space) although not to a level considered to be significant. As with Option 1, new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.	+	This option would deliver significant housing growth and in consequence there is the potential for the severity of adverse effects to be substantially increased relative to Options 1, 2 and 3. Further, in view of the anticipated pressure for housing land there is expected to be an increased risk that new development would be located in inappropriate areas (e.g. within AQMAs) and in locations that are relatively inaccessible to both healthcare facilities as well as other services which could discourage walking and cycling. Overall, this option has been assessed as having a significant negative effect on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				sites which could result in the loss of open space. Overall, this option has been assessed as having a negative effect on this objective. Notwithstanding, it should be noted that new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.						
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. 	+	This option is expected to help deliver student accommodation, generating a positive effect on this objective. Whilst new development may encourage additional educational provision, there is a risk that in areas such as Clifton this could further increase pressure on existing educational facilities, particularly primary schools. Overall, this option has been assessed as having a positive effect on this objective.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<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; 	+	Housing development will generate economic benefits associated with construction including, for example, direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers.	+	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased; commensurate with the scale of growth under this option (although not	+	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased; commensurate with the scale of growth under this option (although not	++	Taking into account the substantial level of housing development under this option, positive effects identified in relation to Options 1, 2 and 3 have been assessed as being significant under this option.

KEY	++	+	0	?	-	Very negative impact likely				
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		<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<p>In the longer term, new housing and associated population growth will in-turn help enhance the viability of businesses in the City of York and the vitality of the City Centre as well as other centres, encouraging additional investment in sectors such as retail and leisure and generating employment opportunities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>to a level considered to be significant).</p> <p>Additionally, this option will provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work. This would provide the choice for those who may take up new jobs to reside in York rather than commute into the district and may help encourage business retention and inward investment.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>to a level considered to be significant).</p>		
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>This option will deliver new housing in-line with CLG household projections. This is likely to help meet needs across the City of York. However, as noted above the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum.</p> <p>New housing development is likely to increase the viability of existing services and facilities and stimulate investment in new</p>	+	<p>Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased, commensurate with the scale of growth under this option. As noted above, this option would generate a moderate boost to affordable housing supply across the plan period although like Option 1 it would not meet the 790 target for affordable dwellings per</p>	+	<p>Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the scale of growth under this option. In this respect, this option would provide a significant boost to help meet the newly arising affordable housing need element of the SHMA target. However, this option would not meet</p>	++	<p>As noted above, Option 3 would meet the affordable housing target of 790 affordable dwellings including both the backlog and the newly arising affordable housing need as set out in the North Yorkshire SHMA.</p> <p>The scale of growth under this option has the potential to significantly boost the viability of existing services and facilities and stimulate new investment</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	impact likely	Positive or negative impact depending on how it is implemented		
				provision. Overall, this option has been assessed as having a positive effect on this objective.		annum set in the North Yorkshire SHMA. In consequence, the option has been assessed as having a positive effect only on this objective.		the affordable housing backlog over the Plan period. In consequence, this option has been assessed as having a positive effect only on this objective.		including within the main urban area, City Centre and at smaller settlements. However, this option could also result in increased pressure on existing services and facilities such as primary schools if adequate provision to meet newly arising need is not made. Further, this option is likely to result in a high quantum of development being located outside the existing urban area which could serve to reduce the accessibility of prospective residents to services and facilities. On balance, this option has been assessed as having a significant positive effect on this objective.
6	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. 	-	Effects on this objective will be largely dependent on the location of new development in relation to access to services and facilities and public transport. However, in the short term (during construction) and once development is complete, there is likely to be an increase in transport movements and associated congestion, although this would also be expected under baseline conditions	+ -	As under Option 1, this option will generate increased transport movements and congestion. Further, it is likely that this option would require increased development outside the urban area which could increase the need to travel. However, as noted above Option 2 would provide the scale of housing growth to support the employment growth forecast in the	-	As under Options 1 and 2, this option will generate increased transport movements and congestion. Increased growth may also drive a higher quantum of development toward more unsustainable locations (e.g. beyond and not connected to the existing urban area) which increase the need to travel.	-	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. Under this option, housing growth would be substantial which could serve to significantly exacerbate congestion. This option is also likely to result in a high quantum of development being located outside and not connected to the

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option has been assessed as having a negative effect on this objective.		York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting. Overall, this option has been assessed as having a negative effect on this objective.		existing urban area which could serve to increase car use. Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting. Overall, this option has been assessed as having a significant effect option this objective.
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 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. 	-	Housing growth will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and energy use in new developments). Whilst the exact magnitude of effects will be dependent on the design and location of development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be	-	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude could be increased, commensurate with the higher scale of growth under this option. As noted above, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work which may help to reduce in-commuting, stemming the rise in commuting trips to the City and	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option. Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting and associated emissions. Overall, this option has been assessed as having a negative effect on this	--	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. However, reflecting the scale of development under this option, the likelihood that new development may be located in unsustainable locations which increase the need to travel, and the potential for increased out-commuting, it is considered that negative effects on this objective would be significant.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				significant. Further, housing growth may present opportunities to increase investment in transport infrastructure and renewable energy. Additionally, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).		associated emissions. On balance, this option has been assessed as having a negative effect on this objective.		objective.		
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	Housing growth could have an adverse effect on biodiversity for example, as a result of land take/habitat loss and disturbance during construction and increased recreational pressure once development is complete. Whilst this is largely dependent on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant. Further, it should be noted that new housing development may provide opportunities to incorporate green infrastructure provision which could help to offset adverse effects.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (e.g. as a result of pressure on Greenfield land and Brownfield sites with high biodiversity value for housing) although not to a level considered to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on the development of Brownfield sites with high biodiversity value as well as sites in close proximity to designated conservation assets and within green corridors. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.

KEY	++	+	0	?	-	---	+			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
9	Use land resources efficiently and safeguard their quality.	<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. 	-	Whilst effects on this objective are largely dependent on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (as a result of pressure on Greenfield sites) although not to a level considered to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on high quality agricultural land beyond the urban area. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	-	Housing growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	-	Like Option 1, this option would result in increased water consumption to support housing growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of growth although adverse effects on this objective would not be expected to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the scale of growth under this option.
11	Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	Housing growth would result in resource use, particularly during the construction of new dwellings. Construction and the occupation of new dwellings would also generate waste. Overall, this option has been	-	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation would be increased under this option, commensurate with the higher scale of growth although adverse effects on this objective	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	Resource use and waste generation under this option would be substantial, reflecting the scale of housing growth. In consequence, this option has been assessed as having a significant negative effect on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				assessed as having a negative effect on this objective.		would not be expected to be significant.				
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. 	-	Housing growth will result in increased emissions to air both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation). Whilst the exact magnitude of effects will be dependent on the location of development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant.	-	<p>Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude could be increased, commensurate with the higher scale of growth under this option.</p> <p>As noted above, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work which may help to reduce in-commuting and minimise associated emissions.</p> <p>On balance, this option has been assessed as having a negative effect on this objective.</p>	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option. Increased growth may also drive a higher quantum of development toward more unsustainable locations which increase the need to travel (e.g. beyond and not connected to the existing urban area) and to areas with existing air quality issues.	--	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. However, negative effects have been assessed as significant. This reflects the scale of development under this option and the likely emissions to air during both construction and once development is complete. Further, there is considered to be an increased likelihood that new development may be located in unsustainable locations which increase the need to travel and that the potential for out-commuting would be increased.
13	Minimise flood risk and reduce the impact	<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 	0	Parts of York and its surrounding area are at significant risk of flooding. However, until the location	0	Effects associated with this option are likely to be similar to those identified in respect of	0	Effects associated with this option are likely to be similar to those identified in respect of	0	Effects associated with this option are likely to be similar to those identified in respect of

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	of flooding to people and property in York.	sustainable urban drainage systems (SuDs).		of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		Option 1.		Option 1.		Option 1.
14	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; • Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	Housing growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. Whilst this is to a large extent dependent on the design and location of development which at this stage is uncertain, as this option would promote relatively low levels of growth effects on this objective have been assessed as neutral. It should also be noted that housing growth may present opportunities to enhance the settings of heritage assets as well as access to them.	-	The type of effects associated with this option are likely to be similar to those identified in respect of Option 1 although adverse impacts are considered to be more likely, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on both sites within the urban area and on Greenfield land such that the risk of adverse effects on assets and on the character and setting of York is elevated although this will be to a large extent dependent on the location and design of new development.	-	Effects associated with this option are likely to be similar to those identified in respect of Option 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial development within both the urban area and on Greenfield land within Green Belt, placing considerable pressure on York's historic environment. This has been assessed as having a significant negative effect on this objective.
15	Protect and enhance York's natural and built	<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 	-	Housing growth could have an adverse effect on landscape character. Whilst this is to a large extent dependent on the design	-	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although	---	This option would deliver significant housing growth which is likely to require substantial development

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landscape.	with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.		and location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites and to remove land from the Green Belt under this option which could affect the character and setting of City. However, in view of the scale of growth under this option, adverse effects are not expected to be significant. Development may also affect townscape and the visual amenity of residential and recreational receptors both in the short term during construction and once development is complete. Notwithstanding the above, housing growth may present an opportunity to improve townscape which could have a long term positive effect on this objective. On balance, this option has been assessed as having a negative effect on this objective.	magnitude could be increased, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on Greenfield sites and on the removal of land from the Green Belt such that the risk of adverse effects on the character and setting of York is elevated, although this will be to a large extent dependent on the location and design of new development.	their magnitude is likely to be increased, commensurate with the scale of growth under this option.	within both the urban area and on Greenfield land including sites within the Green Belt and at smaller villages. This is likely to place considerable pressure on landscape character and visual amenity. It may also present a risk of significant adverse effects on views from/toward Minster tower. In consequence, this option has been assessed as having a significant negative effect on this objective.	
General	<p>A total of four housing growth options have been identified, namely: 750 dwellings per annum (Option 1); 1090 dwellings per annum (Option 2); 1500 dwellings per annum (Option 3); 2060 dwellings per annum (Option 4).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The option would deliver 750 dwelling per annum over the plan period. This would be in-line with CLG household projections and will help to meet housing needs in the City of York. However, the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum. This option would also not be aligned with forecast economic growth and in consequence would not provide the choice of housing for the working population to live in</p>						

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	<p>York. In consequence, the option has been assessed as having a positive effect only on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>This option has not been assessed as having a significant negative effect on any of the SA Objectives, reflecting the relatively low level of housing growth. Potential minor negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources required to support housing growth and the generation of waste both during construction and once dwellings are occupied as well as the potential for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9) and landscape (Objective 15) due to the potential pressure placed on the City’s environmental assets by housing growth.</p> <p>Option 2 This option would deliver a total of 1090 dwellings per annum. This represents a substantial increase in delivery relative to Option 1 of approximately 5,100 dwellings over a 15 year period. The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although like Option 1, it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Overall, in view of the scale of housing growth under this option (which exceeds CLG household projections), and the boost to affordable housing supply, this option has been assessed as having a significant positive effect on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>Potential negative effects have been identified in respect of objectives relating to health (Objective 2), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources required to support housing growth and generation of waste both during construction and once dwellings are occupied as well as the potential for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9) and landscape (Objective 15) due to the potential pressure placed on the City’s environmental assets by housing growth. Whilst the magnitude of effects on these objectives would be likely to be increased relative to Option 1, commensurate with the higher scale of growth under this option, effects would not be expected to be significant. Additionally, this option is considered more likely (relative to Option 1), to generate adverse effects on cultural heritage due to increased pressure on both sites within the urban area and on Greenfield land, although this will be to a large extent dependent on the location and design of new development.</p> <p>This option has been assessed as having a mixed positive and negative effect on transport (Objective 6). Whilst housing growth will generate increased transport movements and congestion, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City.</p> <p>Option 3 This option would deliver a total of 1500 dwellings per annum. Unlike Options 1 and 2, this option would meet the newly arising affordable housing need over the plan period although the option would not meet the affordable housing backlog. Overall, Option 3 has been assessed as having a significant positive effect on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>Potential negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources required to support housing growth and generation of waste both during construction and once dwellings are occupied as well as the potential for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9),</p>
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	<p>cultural heritage (Objective 14) and landscape (Objective 15) due to the potential pressure placed on the City’s environmental assets by housing growth. Whilst the magnitude of effects on these objectives would be likely to be increased relative to Options 1 and 2, commensurate with the higher scale of growth under this option, effects would not be expected to be significant.</p> <p>Option 4 This option would deliver 2060 dwellings per annum. This significantly exceeds CLG household projections, increasing delivery by an additional 19,650 dwellings over a 15 year period. This level of growth is also substantially greater than that under Options 2 and 3 and under this option the affordable housing target of 790 affordable dwellings per annum over the plan period would be met including both the backlog and the newly arising affordable housing need as set out in the North Yorkshire SHMA. Reflecting the scale of housing growth under this option, significant positive effects were also identified in relation to employment (Objective 4) and equality and access (Objective 5). Further positive effects were identified in relation to education (Objective 3).</p> <p>This option has been assessed as having a significant negative effect on the majority of the environmental SA Objectives as well as on health (Objective 3) and transport (Objective 6). This reflects the anticipated substantial use of resources required to support housing growth under this option, the potential for increased traffic and congestion and the significant pressure that is likely to be placed on the City’s built and natural environmental assets by housing growth.</p>
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Housing growth will result in an increase in the use of resources including energy (and associated emissions to air) and generation of waste during both construction and operation. New housing development may also place pressure on the City’s built and natural environmental assets, although (subject to site location), adverse effect would not be expected to be significant. • Economic Impact: Housing growth will help stimulate the local economy both during construction and once development is complete. Further, the preferred option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City. • Social Impact: The preferred option would deliver a total of 1090 dwellings per annum, helping to meet the needs of existing and prospective residents. The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Whilst new housing development is likely to stimulate investment in community facilities and services, growth could have adverse minor effects on human health in the short term during construction and once development is complete.
Recommendations	<p>New housing development should be directed to locations that:</p> <ul style="list-style-type: none"> • Reduce the need to travel and/or encourage the use of sustainable modes of transport. • Avoid adverse impacts on the City’s built and natural environmental assets. • Avoid locations that could exacerbate existing health issues (e.g. AQMAs). • Make best use of previously developed land. • Incorporate service provision where possible.

Housing Supply Buffer				
SA Objective	Option 1: Housing target to	Option 2: Housing target to	Option 3: Housing target to	Option 4: Housing target to

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			incorporate 5% buffer		incorporate 10% buffer		incorporate 15% buffer		incorporate 20% buffer	
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 Show people. 	0	This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. Overall, this option has been assessed as having a neutral effect on this objective.	0	This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. Overall, this option has been assessed as having a neutral effect on this objective.	+	This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on this objective.	+	This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on this objective.
2	Improve the health and well-being of York's population.	<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 though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
3	Improve education, skills developme	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	nt and training for an effective workforce.	<ul style="list-style-type: none"> continued success; Provide good quality employment opportunities available to all. 								
4	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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	+	As noted above, a larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply (and, therefore, affordable housing provision) is achieved. In consequence, this option has been assessed as having a positive effect on this objective.	+	As noted above, a larger buffer of 20% (relative to Options 1 and 2) may help to ensure that planned supply (and, therefore, affordable housing provision) is achieved. In consequence, this option has been assessed as having a positive effect on this objective.
6	Reduce the need to travel and deliver a sustainable integrated transport network.	<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. 	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.

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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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
9	Use land resources efficiently and safeguard their quality.	<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 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on Greenfield land this is uncertain. Further, as this option would not result in additional housing	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on Greenfield land this is uncertain. Further, as this option would not	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on Greenfield land this is uncertain. Further, as this option would not	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on Greenfield land this is uncertain. Further, as this option would not

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		encourage their efficient use.		development, it has been assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
11	Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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. 	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
13	Minimise flood risk and reduce the impact of flooding to people	<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	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.

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

	and property in York.									
14	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; • Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
15	Protect and enhance York's natural and built landscape.	<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. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect

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

					this objective.	on this objective.	on this objective.
General	<p>A total of four housing supply buffer options have been identified, namely: Housing target to incorporate 5% buffer (Option 1); Housing target to incorporate 10% buffer (Option 2); Housing target to incorporate 15% buffer (Option 3); Housing target to incorporate 20% buffer (Option 4).</p> <p>Option 1 This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.</p> <p>Option 2 Like Option 1, this option has been assessed as having a neutral effect across all of the SA Objectives. This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.</p> <p>Option 3 This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.</p> <p>Option 4 This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Whilst the identification of additional housing land could in theory place additional pressure on the City's built and natural environmental assets and, further, could result in the identification of sites in more unsustainable locations, this is uncertain. Further, the option would not result in additional housing development. • Economic Impact: No significant effects on the economy are expected under the preferred option. • Social Impact: The preferred option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). This may help to ensure that planned supply is achieved. 						
Recommendations	<p>Additional housing land supply should be directed to locations that:</p> <ul style="list-style-type: none"> • Reduce the need to travel and/or encourage the use of sustainable modes of transport. • Avoid adverse impacts on the City's built and natural environmental assets. • Avoid locations that could exacerbate existing health issues (e.g. AQMAs). • Make best use of previously developed land. • Incorporate service provision where possible. 						

KEY	++	+	0	?	-	Very negative impact likely	
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Phasing and Delivery										
SA Objective			Option 1: Rely on the National Planning Policy Framework policy to guide housing related development		Option 2: Provide local level policy to guide phasing of development, market led approach to be adopted		Option 3: Provide local level policy to guide phasing of development, hierarchy of development sites to be adopted (enabling least sustainable sites to be released later if required during review process)		Option 4: Provide local level policy to guide phasing of development, development only once Strategic Site Supplementary Planning Document (SPD) adopted (enabling least sustainable sites to be released later if required during review process)	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	+	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This will enable housing development to meet local needs to be delivered.	++	By adopting a market led approach sites can be released if the market requires them, even if allocated for development in 15 years plus. By enabling the market to respond to local housing need there will be a very positive effect.	?	Phasing development so that the least sustainable strategic sites are released only if required will have an uncertain effect. In the long term it will enable housing development to meet local needs to be delivered, but it may restrict development in the short term.	++	Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing housing development to meet local needs to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short term.
2	Improve the health and well-being of York's population	<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; 		Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that Greenfield sites or those impacting on open space provision come forward for development in the	+	Phasing development so that the least sustainable strategic sites (including those on Greenfield sites or those impacting on open space provision) are released only if required should have a positive effect in the short to medium		Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of

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		<ul style="list-style-type: none"> Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		years plus. Effects depend on how the release of Greenfield sites or those sites impacting on open space provision is phased.		short to medium term, even if allocated for development in 15 years plus.		term.		the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
3	Improve education, skills development and training for an effective workforce	<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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This will enable affordable housing development to be delivered.	- +	By adopting a market led approach sites can be released if the market requires them, even if allocated for development in 15 years plus. By enabling the market to respond to local housing need there will be a very positive effect on affordable housing provision. However, sites that have greater	? +	Phasing development so that the least sustainable strategic sites are released only if required will have an uncertain effect. In the long term it will enable housing development to meet local needs to be delivered, but it may restrict affordable housing development in the short term. Hierarchy approach	I	Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing affordable housing development to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short

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				However, effects also depend on how sites that have greater accessibility to public transport or services/facilities are phased.		accessibility to public transport or services/facilities may not be prioritised under a market led approach.		would help to prioritise sites that have greater accessibility to public transport and services/facilities resulting in a positive effect.		term. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on how sites that have greater accessibility to public transport or require new infrastructure to support them are phased.	-	Sites that have greater accessibility to public transport may not be prioritised under a market led approach and sites that require new infrastructure to support them could be developed ahead of this infrastructure being in-situ.	+	Phasing development so that the least sustainable strategic sites (considering accessibility issues) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise sites that have greater accessibility to public transport.	I	Phasing development such that the least sustainable strategic sites (considering accessibility issues) can only be released once a SPD is in place should help to mitigate for any negative effect, particularly in relation to sites that require new infrastructure. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
7	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 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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		hierarchy.								
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York’s case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the natural environment are phased.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on the natural environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on the natural environment) are released only if required should have a positive effect in the short to medium term.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York’s case sites have also been allocated for development in 15 years plus. Effects depend on how brownfield sites are phased in relation to release of Greenfield sites or those impacting on open space provision.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that Greenfield sites or those impacting on open space provision come forward for development in the short to medium term, even if allocated for development in 15 years plus. Brownfield sites, especially those that are contaminated, may not be prioritised under a market led approach.	+	Phasing development so that the least sustainable strategic sites (including those on Greenfield sites or those impacting on open space provision) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise brownfield site development, encouraging the reuse of previously developed land.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites	+	Phasing development so that the least sustainable strategic sites (including those that could have a	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD

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				11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the water environment are phased.		that could have a negative effect the water environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.		negative effect on the water environment) are released only if required should have a positive effect in the short to medium term.		is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on air quality or are located in areas of poorer air quality are phased. Also, on how sites that have greater accessibility to public transport or require new infrastructure to support them are phased.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on air quality or are located in areas of poorer air quality come forward for development in the short to medium term, even if allocated for development in 15 years plus. Sites that have greater accessibility to public transport may not be prioritised under a market led approach and sites that require new infrastructure to support them could be developed ahead of this infrastructure being in-	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on air quality or are located in areas of poorer air quality) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise sites that have greater accessibility to public transport.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect, particularly in relation to sites that require new infrastructure. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.

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13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the floodplain are phased.	-	<p>Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on the floodplain come forward for development in the short to medium term, even if allocated for development in 15 years plus.</p>	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on the floodplain) are released only if required should have a positive effect in the short to medium term.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the historic environment are phased.	-	<p>Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on the historic environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.</p>	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on the historic environment) are released only if required should have a positive effect in the short to medium term.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets.	-	<p>Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a</p>	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on the	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to

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		line with the "landscape and Setting" within the Heritage Topic Paper.		In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the built or natural landscape are phased.	negative effect on the built or natural landscape come forward for development in the short to medium term, even if allocated for development in 15 years plus.	built or natural landscape) are released only if required should have a positive effect in the short to medium term.	mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
General	<p>Option 1 Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This option has a positive effect on the housing objective since it enables housing development to meet local needs to be delivered. Effects on other social and relevant environmental objectives depend on when sites are phased.</p> <p>Option 2 By enabling the market to respond to local housing need there will be a very positive effect on the housing and equality objective. However, this may also mean that the least sustainable strategic sites come forward for development in the short to medium term, even if allocated for development in 15 years plus resulting in a negative effect on relevant environmental objectives. There will also be negative effects on the social objectives relating to accessibility and open space provision.</p> <p>Option 3 There may be an uncertain effect on the housing objective since phasing development so that the least sustainable sites are released only if required may restrict housing development in the short term. However, this option would have a positive effect on the relevant environmental objectives in the short to medium term. There will also be positive effects on the social objectives relating to accessibility and open space provision, any hierarchy of sustainability will help to prioritise sites that have greater to accessibility to public transport and encourage the reuse of previously developed land.</p> <p>Option 4 Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing housing development to meet local needs to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short term. Effects on other social and relevant environmental objectives depend on the timing of any SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.</p>						
Preferred Approach	<p>Social</p> <ul style="list-style-type: none"> o Market approach results in a very positive effect on housing and equality objectives o Negative effect if Greenfield sites or those impacting on open space provision come forward for development in the short to medium term o Negative effect on accessibility objectives since site that have greater accessibility to public transport may not be prioritised <p>Economic</p>						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				<ul style="list-style-type: none"> No significant effect on economic objectives 			
				Environmental <ul style="list-style-type: none"> Negative effect on environmental objectives if least sustainable strategic sites come forward for development in the short to medium term 			
Recommendations				<p>The preferred approach could have a number of negative effects since it would be left to the market to decide if sites that are allocated for development in 15 years plus should come forward in the short term. The Council should qualify in its Local Plan policy wording with reference to the findings of the above assessment that although a market led approach is to be adopted development that could have a negative effect on the local population or environment will need to be fully mitigated or compensated for in order that planning permission is granted in advance of other sites coming forward. In particular sites that require new infrastructure to support them must only be developed once this is in-situ.</p>			

			Housing Density Approach		Housing Density Level and Location		
SA Objective			Option 1: Housing density target does not vary by location	Option 2: Housing density target varies by location	Option 1: Housing density target of <40 dph	Option 2 Housing density target of 40-50 dph	Option 3 Housing density target of >50 dph
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. 	- Requiring the same density of housing in all locations could limit the range of housing types and sizes that can be provided. It may also restrict the economic viability of sites where lower densities are required by the market. This results in a negative effect since local housing needs may not be met.	+ Enabling density to vary by location presents greater opportunity to ensure that a range of housing types and sizes can be provided. Density can vary to reflect known housing need and market requirements which can vary by location. This results in a positive effect as local housing needs are more likely to be met.	? Housing density target of <40 dph presents greater opportunity for a range of housing types and sizes, including larger family homes to be built. However, if a low density were adopted across the district this option may not help to ensure the provision of a sufficient number of homes. Higher densities are likely to be required in city centre locations to make development economically viable.	? Housing density target of 40-50 dph should help to ensure the provision of a sufficient number of homes. It should enable the provision of a range of different housing types, for example, terraces, townhouses, semi-detached and detached properties. It may make development of rural sites less economically viable since the market is likely to demand larger family homes	? Housing density target of >50dph is likely to make development in city centre locations more economically viable. If a high density were adopted across the district it would help ensure the provision of a sufficient number of homes. However, it is likely to restrict the range of housing types and sizes, requiring apartments and smaller family homes to be built.

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									in these locations. Higher densities are likely to be required in city centre locations to make development economically viable.			
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local neighbourhood. This results in a negative effect since a lack of community influences health.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local neighbourhood, particularly in rural and city centre locations. This results in a positive effect, since a sense of community influences health.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. Sensitive design and layout is required to ensure safety and security for residents.	?	Medium density targets should allow housing to be in keeping with the local neighbourhood in all but rural locations. Sensitive design and layout is required to ensure safety and security for residents.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local neighbourhood. Sensitive design and layout is required to ensure safety and security for residents.
3	Improve education, skills development and training for an effective workforce	<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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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; 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
		<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 										
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. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local neighbourhood. It may also restrict the economic viability of providing affordable housing on sites where lower densities are required by the market.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local neighbourhood, particularly in rural and city centre locations. Density can vary to reflect known housing need and market requirements hopefully providing greater opportunity for affordable housing to be accommodated.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. It also presents greater opportunities to meet the needs of different groups within communities, the elderly or disabled. Sensitive design and layout is required to ensure safety and security for residents.	?	Medium density targets should allow housing to be in keeping with the local neighbourhood in all but rural locations. Sensitive design and layout is required to ensure safety and security for residents.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local neighbourhood. It may also limit opportunities to meet the needs of different groups within communities, the elderly or disabled. Sensitive design and layout is required to ensure safety and security for residents.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	-	Requiring the same density of housing in all locations could limit the opportunities to respond to issues of congestion on the local road network, particularly in rural areas where there may be limited access to services and public transport.	+	Enabling density to vary by location presents greater opportunity to ensure housing can respond to issues of congestion in the local neighbourhood, higher density housing more suited to the city centre where there is very good access to services and public transport.	?	Lower density housing may help to limit any effect of new housing upon congestion on the local road network by limiting the number of new residents in an area, particularly in suburban and rural locations.	?	Medium density housing could affect congestion levels on the local road network due to the increase in the number of residents in the area.	?	Higher density housing could increase congestion levels on the local road network due to the increase in the number of new residents in the area, particularly in suburban and rural locations.
7	To minimise greenhouse gases that	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	cause climate change and deliver a managed response to its effects	measures for the likely effects of climate change; <ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 										
8	Conserve or enhance green infrastructure, bio-diversity, 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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant effect / no clear link	0	No significant effect / no clear link		No significant effect / no clear link		No significant effect / no clear link		No significant effect / no clear link
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	-	Lower density housing may not ensure the most effective use of land resources, particularly in urban and city centre locations.	I	Medium density housing should help ensure the effective use of land from rural to urban locations.	+	Higher density housing should help ensure the effective use of land resources from rural to city centre locations.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
11	Reduce waste generation and increase level of	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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

	reuse and recycling	efficiency.										
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local character.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. However, in urban and city centre locations medium to high density housing	?	Medium density targets should allow housing to be in keeping with the local character n all but rural locations. Sensitive design and layout is required to fit in with the historic environment.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing development could impact on the skyline. Sensitive

KEY	++	+	0	?	-	Very negative impact likely						
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		Paper.				is more likely to be in character. Sensitive design and layout is required to fit in with the historic environment.			design and layout is required to fit in with the historic environment.			
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local character.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. However, in urban and city centre locations medium to high density housing is more likely to be in character. Sensitive design and layout is required to fit in with the built landscape.	?	Medium density targets should allow housing to be in keeping with the local character in all but rural locations. Sensitive design and layout is required to fit in with the built landscape.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing could impact on the skyline. Sensitive design and layout is required to fit in with the built landscape.
General			<p>HOUSING DENSITY APPROACH Requiring the same density housing target in all locations is likely to limit the range or housing types and sizes that can be provided as well as opportunities to ensure housing is in keeping with the local neighbourhood and character resulting in a negative impact. This is unless a lower density target is adopted across the district and developers voluntarily choose to adopt medium to high density housing in non-rural areas. Conversely enabling density to vary by location should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact.</p> <p>HOUSING DENSITY LEVEL Effects on all relevant social, economic and environmental objectives are uncertain since impacts will vary depending on the location in question. Careful consideration will need to be given to the appropriate density target for rural and city centre sites in particular, no one density target is appropriate to all locations across the district.</p>									
Preferred Approach			<p>HOUSING DENSITY APPROACH The preferred approach is to enable density to vary by location, in this case by rural, suburban, urban and city centre location. This should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact assuming an appropriate density target is selected for each location.</p> <p>HOUSING DENSITY LEVEL The preferred approach adopts a range of density targets dependant on location as follows: rural <30 dph, suburban <40 dph, urban/urban extensions 50 dph and city centre 80-100 dph. This should help a sufficient number of homes to be built whilst enabling a greater range of housing types and sizes to be provided. The lower rural target should help keep rural sites economically viable since the market here is likely to demand</p>									

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	larger family homes and help limit the effects of new housing on congestion on the local road network. Conversely the higher city centre target helps make best use of land resources. In all cases sensitive design and layout is required to ensure safety and security for residents, to enable to fit in with the historic environment and built landscape character.
Recommendations	The only potential negative effect relates to the requirement for higher density housing targets in the city centre, high rise housing development could impact on the skyline which could adversely impact on York’s historic environment. Though 80-100 dph does not equate to high rise development, the Council should qualify in its Local Plan (either in this section or the historic environment section) that high rise would not be an acceptable type of development.

SECTION 11: AIDING CHOICE IN THE HOUSING MARKET

Housing Mix							
SA Objective			Option 1: Do not specify any housing mix and enable the market to determine the housing requirement	Option 2: Rely on NPPF to ensure appropriate housing mix provision	Option 3 : Provide Local level policy to ensure appropriate housing mix provision		
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. 	- The evidence base and baseline show that there are specific requirements for housing need in York in terms of size, type and tenure of properties. Allowing the market to determine this would not necessarily address need, particularly for affordable housing, and may lead to under provision of specific types or tenure of properties. There may be a lag time for the market to respond to known trends, particularly in the short term.	+ The NPPF requires that provision should be made for a mix of housing based on current and future demographic trends, markets trends and the needs of different community groups. However, this policy is not locally specific in terms of actual requirements and may be interpreted in different ways, particularly given the inclusion for market trends.	++	Local policy should incorporate the specific requirements, which the plan should achieve in order to meet the current and arising need of the population. This should ensure that the local requirements are clear.	
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 though access to leisure opportunities (walking / cycling) 	0 There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 						
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	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. 	I	Relying on the market to deliver different choices in the housing market may not fully support the economy should the requirements arising from the workforce not be met. However, it would ensure that development is viable.	I	The NPPF dictates the delivery of a wide variety of homes to allow for a mix of properties which should allow for various home types to be met helping to support the workforce. The policy does allow a degree of interpretation and negotiation which could have positive or negative effects.	I	A local level policy should help to more specifically deliver the variety of homes in response to the need arising to allow for a mix of properties, which should support the workforce and therefore the overall economy.
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. 	-	Allowing the market to determine and deliver the requirements for housing need may lead to under provision of specific types or tenure of properties based upon profitability and viability. Consequently this could lead to social exclusion or people housed in properties not suitable for their requirements. People may also be forced to choose an alternative location to live where accommodation does meet their need. There may also be a lag time for the market to respond	+	The NPPF advocates the delivery of homes to create sustainable and mixed communities through the delivery of a mix of housing based upon trends.	++	Local level policy should supplement the NPPF to ensure that York specific issues are addressed through housing delivery. To maximise the potential of this policy, the policy approach should also include a focus on the standards of housing to be delivered through the plan period recommending for example Lifetime Homes, to ensure that properties can allow adaption for differing needs.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				to known trends, particularly in the short term.				
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. 	-	Under delivery of housing types could force people to live outside of York leading to increased travel/ commute to jobs provided.	 +	Delivering the types of accommodation to suit the needs of current and future trends as per NPPF should ensure that people are able to work and live within York enabling a shorter commute.	 +	Delivering the types of accommodation to suit the needs of current and future trends as per NPPF should ensure that people are able to work and live within York enabling a shorter commute.
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	their quality	<ul style="list-style-type: none"> and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 					
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective
General			<p>Options 2 and 3 would help to support the provision of suitable housing mix for York in terms of the delivery of a mix of property type and tenure. Local level policy (Option 3) however, should build upon the requirements of the NPPF (Option 2) to build sustainable and cohesive communities and enable less interpretation of trends by ensuring that York specific requirements are clearly set out.</p> <p>The analysis shows that Option 1 is likely to have negative effects given that the market would not necessarily respond to York's need but what is more popular now, viable and profitable. It is considered that this could lead to under provision and social exclusion through not delivering York's known need, particularly in the short-term as they recognise future trends.</p>				
Preferred Approach			<p>Option 3: Provide Local level policy to ensure appropriate housing mix provision</p> <ul style="list-style-type: none"> This option should ensure the provision of housing in line with the identified need from the evidence base and has the potential to further the requirements of NPPF to be York specific. This option would be the most positive in meeting the social sustainable objectives. The delivery of suitable accommodation should ensure that the workforce is supported in living within York having benefits in supporting the economy. There are no identified environmental impacts in delivering housing mix. 				
Recommendations			<ul style="list-style-type: none"> To maximise the potential of policy option 3, the approach should also include a focus on the standards of housing to be delivered through the plan period recommending for example Lifetime Homes, to ensure that properties can allow adaption for differing needs. 				

Housing Mix Targets								
SA Objective			Option 1: Provide >70% of development to be houses (<30% flats)	Option 2: Provide 70% of development to be houses (30% flats)	Option 3 : Provide <70% of development to be houses (>30% flats)			
1	To meet the diverse housing	<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 	+	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40	++	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40	-	This option would not satisfy the required housing type needed in response to York's population given the

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	needs of the population in a sustainable way.	and future housing stock; <ul style="list-style-type: none"> • 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. 		approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement		approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.		need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio which did not take account of the delivery rates achieved during the economic boom.
2	Improve the health and well-being of York's population	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective 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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
	economy	<ul style="list-style-type: none"> 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. 						
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. 	+	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement for this property type in the future.	++	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.	-	This option would not satisfy the required housing type needed in response to York's population given the need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio, which did not take account of the delivery rates achieved following the documents publication. Delivery of this option would continue to cause an imbalance of provision within York and could contradict the known future need in the latest SHMA (2008)
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
7	To minimise greenhouse gases that cause climate change and deliver a	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	managed response to its effects	<ul style="list-style-type: none"> technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 						
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	I -	The development of >70% houses to <30% flats is likely to incur more land take. This is likely to have a an impact of the amount of land required to deliver growth. However, this would depend upon the scale and massing and available land for development.	I	The high houses to flats ratio is likely to incur less land take than option 1 but will still have an effect land take within the city.	I +	The higher flats to houses ratio (<70%:>30%) houses is likely to incur less land-take than options 1 and 2 by requiring less land within the city. However, this would depend upon the scale and massing and available land for development.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 						
13	Minimise flood 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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> • Conserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	I	The density, scale and massing of development would be an important consideration. This would depend upon the amount of land available for development	I	The density, scale and massing of development would be an important consideration. This would depend upon the amount of land available for development	I	The scale and massing of development would be an important consideration, particularly given that this option may put pressure upon building heights and density requirements. This would depend upon the amount of land available for development

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
General	<p>Option 1 should have a positive effect in providing housing mix,. However, the analysis is cautious about under delivering required need for flatted development. Furthermore, this option is likely to incur more land due the footprint required by housing in comparison to flats. Due to this it may also have implications upon natural and built landscape.</p> <p>Option 2 is shown to a significantly positive impact on delivering housing mix in response to current and future need as it redresses the imbalance caused through a high delivery of flatted development. This option is likely have an effect on land take-up, the impact of which is dependent upon the density, scale and massing of development.</p> <p>Option 3 is likely to have a negative impact for meeting the needs of the population given that it would over allocate and exacerbate the imbalance of flatted development to housing within the city. This would supply less housing, which is known to be needed in the future. Whilst this is likely to require less land, there may be pressures from the density and scale of development on the built and natural environment.</p>						
Preferred Approach	<p>Option 2: Provide 70% of development to be houses (30% flats)</p> <ul style="list-style-type: none"> • This ratio will deliver a mix of property types and re-dress the balance of flats to housing development previously recorded. This is likely to have a significantly positive impact on social sustainability objectives. • Meeting the demand in York should have a positive impact on house sales/demand which is positive in terms of supporting the overall economy. • The environmental impacts are dependent upon the implementation of the scheme in terms of land-take, density, scale and massing. 						
Recommendations	None						

Gypsy, Traveller and Showpeople Allocations							
SA Objective			Option 1: Do not specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period		Option 2: Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period		
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. 	---	The evidence base shows that there is a shortfall of accommodation for gypsies, travellers and showpeople. Not recognising this provision would therefore be significantly negative as this would not set out an approach to meet this group's needs. The 'Planning Policy for Traveller Sites' also dictates that local authorities should demonstrate a 5 year supply of sites to meet the identified need. Not including this provision would therefore go against the government's aim for local planning authorities to work collaboratively with these groups to develop a fair strategy for the identification of sites and to plan for sites over the Development Plan period.	++	The evidence base shows that there is a shortfall of accommodation for gypsies, travellers and showpeople. This option would therefore be positive in recognising and delivering their accommodation need. This approach is also in line with the Government's 'Planning Policy for Traveller Sites'.	
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 though 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> 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. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	--	Evidence base recognises that there is a current shortfall and future requirement for gypsies, travellers and showpeople accommodation. Not specifying this within the plan would exacerbate social exclusion and work towards marginalising this group from York. It would also be treating these groups unequally in comparison to others with recognised accommodation needs.	++	Given that these groups are a recognised ethnic group within national Census data, by including their provision it recognises their specific requirements over the plan period. This would therefore have a significantly positive impact on social inclusion and ensuring equality through delivery of these needs.	
6	Reduce the need to travel and deliver a sustainable integrated	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	transport network	<ul style="list-style-type: none"> • supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 					
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	quality						
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
15	Conserve or enhance York's natural and built landscape	the Heritage Topic Paper. <ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General		Option 1 is likely to have a significantly negative impact due to not recognising the need of gypsies, travellers and showpeople as set out in the evidence base. Ignoring their accommodation requirements would exacerbate social exclusion and be treating these groups unequally in comparison to other recognised groups with specialist accommodation needs.					
Preferred Approach		Option 2 is likely to have a significantly positive effect as it would recognise these groups' specialist requirements and lead to provision in the plan.					
Recommendations		Option 2: Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period. <ul style="list-style-type: none"> Recognising the requirements of gypsy, traveller and showpeople will enable their needs to be accommodated over the plan period in response to their identified need. This would have positive social implications for meeting both meeting the needs of the population as well social inclusion. There are no economic impacts identified. There are no environmental impacts identified. 					
Recommendations		None					

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

KEY	++		+		0		?		-		-			
	Very positive impact likely		Positive impact likely		No significant effect / no clear link		Uncertain or insufficient information		Negative impact likely		Very negative impact likely		Positive or negative impact depending on how it is implemented	
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. 	+	I	The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with this ethnic group. It states in some detail that Local Planning authorities should develop and respond to local evidence base and that the location of traveller sites are sustainable as well as how to respond to planning permissions. However, the PPTS approach is guiding Local Authorities into planning for Travellers meaning that there would be scope for interpretation of the policies set out. Similarly, the criteria for locating sites is fairly generic statements open to interpretation and may be responded to in different ways, the results of which could be dependent upon application.	+	<p>This policy would need to conform to the 'Planning Policy for Traveller Sites' (PPTS) guidance and requires a broad understanding of the needs of travellers and showpeople. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches.</p> <p>This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues to be considered within the locally derived generic criteria.</p>	+	This policy would need to conform with the 'Planning Policy for Traveller Sites' (PPTS) and would require an in-depth understanding of the needs of travellers and showpeople. The policy would supplement the approach taken by PPTS by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group.	By having detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.				
2	Improve the health and well-being of York's population	<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. 	+		The actual provision of suitable accommodation has benefits for people's health and well-being. In addition, the PPTS states that local authorities should provide sites, which consider the effect of local environmental quality on health and well-being of travellers. This however is not fully defined but in-combination should have a positive effect on new traveller sites.	++	<p>Provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This in-combination should have a significantly positive effect on new traveller sites.</p>	++	Provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This in-combination should have a significantly positive effect on new traveller sites.					
3	Improve education, skills development and training	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued 	0		There is no clear link between this alternative and the objective	0	<p>There is no clear link between this alternative and the objective</p>	0	There is no clear link between this alternative and the objective					

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	for an effective workforce	success; • Provide good quality employment opportunities available to all.						
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	• Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy.	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
5	Help deliver equality and access to all	• Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property.		The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with travellers. It is positive in recognising that sites should be allocated but specifies that this should be based upon locally derived evidence. The criteria included for locating sites are fairly generic statements open to interpretation and may be responded to in different ways, the results of which could be positive or negative dependent upon their application.	+	This policy requires a broad understanding of the needs of travellers and showpeople within York. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches. This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues within the locally derived generic criteria. This would maximise the potential for considering and addressing the current shortfall of sites. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.	+	This would require an in-depth understanding of the needs of travellers and showpeople within York. The policy would supplement the approach taken by PPTS by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group. By having more detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.
6	Reduce the need to travel and deliver a sustainable	• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;	0	The PPTS advocates that local authorities should consider sites that reduce the need for long-distance travelling.	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	integrated transport network	<ul style="list-style-type: none"> • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	efficiency and quality	groundwaters.						
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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). 	++	The Government's guidance specifies that local planning authorities should avoid locating sites in areas of high flood risk, including functional floodplain, given the particular vulnerability of caravans. This is significantly positive in ensuring minimising the impact to people and property from flood risk.	++	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.	++	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.
14	Conserve or enhance York's historic environment, cultural heritage,	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	character and setting	<ul style="list-style-type: none"> Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 						
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	I	PPTS states that travellers accommodation is inappropriate use of the greenbelt. It also states that local authorities should provide sites which consider the effect of local environmental quality on health	+	The formulation of locally derived generic criteria could include constraints to development as well as suitability indicators. This would ensure that areas important to York's natural and built landscape, over and above the Green Belt designation (as per the PPTS) could be incorporated and conserved.	++	The formulation of detailed criteria could include constraints to development as well as suitability indicators. This would ensure that areas important to York's natural and built landscape, over and above the Green Belt designation (as per the PPTS), could be incorporated and conserved.
General			<p>All of the options should have a positive impact on the health and well-being of the Gypsy, Traveller and Showpeople communities through the provision of suitable accommodation within areas which minimise negative environmental impacts.</p> <p>The Government's approach to planning for Gypsy, Travellers and Showpeople (Option 1) acknowledges their specific needs but only includes generic statements as criteria to determine the location of pitches. Whilst there would be social benefits gained from this policy, the overall impact arising from it are likely to depend upon the application which is open to interpretation.</p> <p>Option 2 should allow the maximum number of sites to be considered for pitch provision given that it focuses on locally derived generic criteria. This would be positive in finding sites to meet the evidenced need whilst also considering local circumstances and allowing for mitigation should impacts be identified.</p> <p>Option 3 would be significantly positive in providing for the specific needs of travellers and in ensuring that York specific environmental criteria can be applied. However, it may constrain supply and pitch provision given that it may limit the number of sites for consideration and the wider allowance for mitigation to be taken into account.</p>					
Preferred Approach			<p>Option 2: Provide generic local criteria to guide gypsy, traveller and showpeople pitch provision</p> <ul style="list-style-type: none"> This would have a positive impact on social objectives through the delivery of sites to meet the needs of these ethnic groups as well as promoting social inclusion. Conflicts may arise using the generic local criteria should the same sites emerge through the assessment for alternative residential use. Local criteria can include an consideration for York specific environmental criteria to minimise the impact of pitch provision on the wider environment. There are no economic impacts identified. 					
Recommendations			None					

Student Accommodation			
SA Objective	Option 1: Restrict all new student accommodation development	Option 2: Rely on NPPF to guide location of student accommodation	Option 3: Local policy to guide development of student accommodation towards campus locations

KEY	++	+	0	?	-	---	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
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. 	--	The requirement for student accommodation is in response to the growth of the universities and further educational establishments. Restricting accommodation development would have serious impact on meeting the needs of both the students and the wider housing market by exacerbating the requirement and existing competition for private rented accommodation.	I	The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	+	<p>This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city.</p> <p>To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.</p>
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective	<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 	-	Limiting the amount of student accommodation would conflict with supporting the need arising from educational establishments.	?	The NPPF does not specify the how the delivery of student homes would support educational need but given its impact on students and the wider population as well as the economy, determination would rest upon the application of	+	Local level policy is likely to have a positive impact given that it will support existing Universities for continued success, particularly in supporting the needs of students in close proximity to the campus.

KEY	++	+	0	?	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	workforce	opportunities available to all.				paragraph 50 regarding the delivery of housing mix and, given its a key business sector, section 1 regarding building a strong, competitive economy. The impacts of this are unknown given it is open to interpretation.		
4	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. 	-	Restricting the location of student accommodation in total could also restrict growth in the economic sector as the city would be difficult to accommodate growth. This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.		Using an NPPF approach would rely on interpretation and understanding of the impacts of student accommodation on the wider economy and educational sector given lack of a direct policy statement. The success of this would depend upon implementation.	+	This option would enable continued success of the educational sector in York through ensuring the future provision of accommodation for students. In allowing this development it would provide the social infrastructure to enable successful growth in this sector should it be required. This is also likely to minimise additional impacts on the wider housing market.
5	Help deliver equality and access to all	<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>Restricting the needs of students either now or in the future would conflict with this objective given that it would promote social exclusion and treat this group unequally to other identified population groups.</p> <p>This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.</p>		The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	+	This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city.
6	Reduce the	• Deliver development where it is	?	This impacts of this policy option	+	The NPPF allows decision making of	++	This option actively promotes

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	need to travel and deliver a sustainable integrated transport network	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.		is unknown. Restricted development is likely to have a limited impact on the existing transport network.		development to be based upon sustainability. One aspect of this is accessibility and the location of development in close proximity to services and facilities reducing the reliance on the car and increasing access to alternative modes of transport. Consideration must be given to any negative impacts on existing transport infrastructure through increasing the numbers of people wishing to access the services.	development towards campus locations, which is likely to have a positive impact. This should help to promote accessibility to the educational facilities primarily reducing the need to use the car. In locating development off campus, wider accessibility and social infrastructure considerations should also be considered. Consideration must be given to any negative impacts on existing transport infrastructure through increasing the numbers of people wishing to access the services.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	• Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy.	?	This impacts of this policy option is unknown.		The NPPF allows decision making of development to be based upon sustainability. It is likely that through the application of this policy accessibility is taken into consideration. However, the impacts would depend upon interpretation and implementation.	+	Locating development near campus location would help to reduce the need to travel and likely to have an overall positive effect for minimising additional emissions and therefore impacts from future development.
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural	• Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment.	?	This impacts of this policy option is unknown.		The NPPF requires the planning system to protect and enhance valued landscapes as well as minimise impacts on biodiversity. Conserving and enhancing biodiversity should therefore be a key consideration for development, although the extent to which this needs to be proven is not specified.	+	Using local level policy to guide development would allow for the incorporation any significant local areas important for nature conservation. It also local interest to feature in the determination of sites to ensure minimal impacts occur to recognised sites.

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	environment							
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General	<p>Appraisal option 1 shows that there are significant negative social and economic effects arising through the restriction of student development given that this wouldn't meet the housing needs for this group and or support the educational sector in ensuring the accommodation needs in the future are met.</p> <p>Whilst the NPPF does support economic growth and housing mix, it allows for interpretation of how this should be applied to student accommodation. Whilst this is likely to have positive effects, this would depend upon implementation.</p> <p>Option 3 should provide the most robust way in delivering student accommodation to areas which fulfil the most social objectives. Furthermore, this should support the educational sector in the future by supporting growth and the future accommodation of student provide environmental benefits through the close location of accommodation to the student campuses.</p>							
Preferred Approach	<p>Option 3: Local policy to guide development of student accommodation towards campus locations</p> <ul style="list-style-type: none"> This option should ensure the requirement for student accommodation is met and that St will be located within close proximity to campus facilities. Local level policy should support the educational growth sector through the provision of accommodation for students. This option should have environmental benefits through locating the accommodation towards campus locations helping to maximise sustainable travel modes and minimising the impact of increasing student provision. 							

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

Recommendations	To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.
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Houses in Multiple Occupation								
SA Objective			Option 1: Rely on NPPF to guide the location and concentration of HMOs		Option 2: Provide generic local criteria to guide the location and concentration of HMOs		Option 3: Provide detailed local criteria to guide the location and concentration of HMOs	
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. 	I	The NPPF does not contain a specific statement for houses in multiple occupation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the “size, type, tenure and range of accommodation required in particular locations”. This identifies the criteria any decision would be based upon but, whilst it may allow HMOs, it is open to interpretation. Consequently, HMOs may be allowed based upon a subjective judgement rather than evidence base decisions.	I	<p>Providing generic local criteria for managing HMOs would require a broader understanding of the concentration of this household type than a more detailed policy. Using this approach is likely that HMOs would be granted.</p> <p>The impact of this management however, in creating a balanced and mixed community may not be as effective due to the nature of the problem often being at a smaller scale which generic data may not highlight and may therefore exacerbate other social issues.</p>	+	<p>A detailed policy for HMOs would require a more in-depth understanding of the concentration of this house type and its influence on the community. This option should enable small scale trends to be picked up and therefore managed at a lower level more effectively.</p> <p>This policy would control the delivery of HMOs more definitely and may therefore help to create a mixed and balanced community more effectively. It should also minimise other social concerns regarding high concentrations of this household type.</p>
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 						
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	-	The NPPF approach would rely upon subjective judgement to understand the effect on the surrounding community in managing HMOs, both in relation to the existing community and concentration of existing HMOs. This identifies the criteria any decision would be based upon but, whilst it may allow HMOs, it is open to interpretation. Consequently, HMOs may be allowed based upon a subjective judgement rather than evidence base decisions.		This policy approach would require a broad understanding of the location of HMOs and surrounding communities. However a broad understanding is only likely to highlight high level issues which may dilute the situation occurring at a smaller scale. This option may therefore exacerbate small scale problems due them not being picked up through generic criteria.	+	<p>Knowledge about HMOs and the wider community in neighbourhood areas is likely to be the most effective way to understand how to manage the location and concentration of this household type. Achievement of a balanced and mixed community is more likely to occur with more detailed knowledge to help shape the community and minimise any concentrations which may cause an imbalance in the community.</p> <p>The policy approach to would need to be cautious in its method to ensure that this household type are not penalised or excluded within their neighbourhood through their identification. This would have a</p>

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
							detrimental impact on social equality.	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	+	+	+
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 						
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General								
Preferred Approach								
Recommendations								

Section 12: Affordable Housing

Affordable Housing Target													
SA Objective			Option 1: Do not specify any affordable housing target and enable the market to determine provision		Option 2: Rely on NPPF to ensure appropriate affordable housing provision		Option 3: Provide local level policy with overall housing targets for the duration of the Local Plan		Option 4: Provide local level policy with annual dynamic affordable housing targets				
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. 	-	?	Relying on the market for provision is likely to provide housing where there is a need/demand but may have an impact on delivery given that it would be discretionary or not deliver as much profit for developers, particularly at a time	I	-	The approach is likely to deliver affordable housing within York. The NPPF puts the onus on local authorities to deliver a wide choice of quality homes that meets the full need for housing within the housing market area based upon evidence	+	-	A locally derived policy would enable a target to be established based upon local evidence. This would have a positive effect on delivering affordable housing across different sized schemes. However, setting out	++	Progressing an annual dynamic target would help to respond to the wider economic conditions. This would help to maximise viability of the sites and set locally defined site size thresholds ensuring a continuous delivery of housing from

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				when there is an economic downturn. This approach would implement the NPPF approach which is open to interpretation.		within the Strategic Housing Market Assessment. It also guides which locations would be suitable for this housing type to go but relies on Local Policy to sets thresholds and targets. However, given it would not set locally derived targets or thresholds for provision and specifies that delivery should not compromise viability of the development, the application of this approach is likely to see a reduced amount of affordable housing being delivered due to it being managed in a subjective and negotiable way.		overall housing targets for the city would not respond to changing economic circumstances in the long-term and therefore may prove viable or unviable in line with the changing economy. In turn this may impact on delivery of sites. In addition, the policy would need to be based upon current evidence and as the economy picks up from its current downturn, setting a static policy would limit the amount of viable housing which could be provided in times of higher economic growth.		a variety of schemes. However, given that a dynamic target would respond to market conditions, delivery of affordable housing would reduce or increase as the economy changes. This would therefore not deliver a consistent amount of affordable housing throughout the plan period but should maximise delivery in times of economic boom.
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	?	The outcomes of this policy approach are unknown at this time	+	The NPPF secures the strategic approach for ensuring the delivery of affordable housing which is positive for increasing security for people in the future although this will be dependent upon implementation of the policy.	+	This policy approach is likely to deliver affordable homes and therefore create accessibility to the market for residents. This could prove to increase security in terms of housing options in the future although this will be dependent upon implementation of the policy.	+	This policy approach is likely to deliver affordable homes and therefore create accessibility to the market for residents. This could prove to increase security in terms of housing options in the future although this will be dependent upon implementation of the policy.
3	Improve education, skills development	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	and training for an effective workforce	educational establishments for continued success; • Provide good quality employment opportunities available to all.								
4	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. 	<p>+ -</p> <p>This approach is likely to be positive for the market as it would allow developers to negotiate the strategic position of the NPPF in favour of the viability of housing development overall. This is likely to continue housing development but may not deliver required numbers of affordable homes.</p> <p>It is likely that this approach would cause uncertainty for both the development industry for delivering affordable housing and Council in delivering housing need.</p> <p>Delivering fewer affordable home may impact on the availability of the workforce who may not be able to afford to live in York if affordable housing options are not available.</p>	<p>+ -</p> <p>Relying on the NPPF would allow negotiation of affordable housing in favour of the viability of housing development overall. This is likely to continue housing development but may not deliver required numbers of affordable homes.</p> <p>Delivering fewer affordable home may impact on the availability of the workforce who may not be able to afford to live in York if affordable housing options are not available.</p> <p>It is likely that this approach would cause uncertainty for both the development industry for delivering affordable housing and Council in delivering housing need.</p>	-	<p>Setting out an overall housing target for the duration of the plan would not respond to changing economic circumstances in the long-term and therefore may prove viable or unviable in line with the changing economy. In turn this may impact on determining applications and the delivery of sites.</p> <p>It is likely that this would cause some uncertainty for the development industry for delivering affordable housing.</p>	++	<p>This policy would respond to changes in the wider economy to enable housing sites to remain viable and therefore deliverable. This would provide the most robust way of ensuring the development industry understand the Council's position for development. However, it is likely to reduce profit margins for in the industry, particularly in combination with other contributions to be made.</p> <p>Deviance from this should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.</p>		
5	Help deliver	• Address existing imbalances of equality,	--	This option would be	-	This option sets the	- +	This policy may lead to a	+	This policy may lead to

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	equality and access to all	<ul style="list-style-type: none"> 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. 		positive in allowing developers to continue to their agenda of delivering market housing. However, It is likely that this option would exacerbate housing need and barriers to housing due to affordability. House prices remain high and it is not likely that this option would deliver the demand required.		strategic approach to delivering affordable housing to benefit the community subject to viability. It should be positive in allowing developers to continue to deliver market housing. However, it is likely that this option would exacerbate housing need and barriers to housing due to affordability given the ability to negotiate without the implementation of local level thresholds and targets.		fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. This approach would either set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan.		a fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. However, making the target responsive to economic change should enable a constant delivery of housing, maximising the supply and ensuring some certainty about the amount of dwellings to be delivered.
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
	infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment.		objective						objective
9	Use land resources efficiently and safeguard their quality	• Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use.	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	• Conserve water resources and quality; • Improve the quality of rivers and groundwaters.	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
11	Reduce waste generation and increase level of reuse and recycling	• Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency.	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	• Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality;	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>Option 1 is unlikely deliver affordable housing to meet the anticipated need now and in the future due to this being a discretionary approach and there being a lack of policy direction and allowance for negotiation in the national guidance. It is likely that this approach cause some uncertainty for both the building industry and Council in terms of expectations for delivery. However, it is likely to have positive effects for the building industry in maximising the viability of sites.</p> <p>Relying on the NPPF would also create uncertainty in expectation for development allows a degree of interpretation given the lack of local level policy and specific thresholds/targets. This option is also likely to deliver affordable housing but may not to meet the overall need required.</p>							

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>Option 3 would enable a local level policy to be implemented. However, setting one target for the duration of the plan would cause fluctuating supply and further negotiation as viability and the wider economic impacts change. This approach would either set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan.</p> <p>Option 4 is likely to deliver the maximum number of affordable housing through responding to changes in the wider economy to enable housing sites to remain viable and therefore deliverable. This would provide the most robust way of ensuring the development industry understand the Council's position for development. However, it is likely to reduce profit margins for in the industry, particularly in combination with other contributions to be made.</p>						
Preferred Approach	<p>Option 4: Provide local level policy with annual dynamic affordable housing targets</p> <ul style="list-style-type: none"> • This option is likely to maximise the delivery of affordable housing through creating more certainty in terms of York's affordable housing requirements and ensuring that delivery would be higher in response to better economic circumstances. • This would be positive for the economy by ensuring the targets respond to the changing economy to ensure viability of sites. • There are no environmental impacts identified at this stage. 						
Recommendations	Deviance from the policy approach of option 4 should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.						

Varying Affordable Housing Targets						
SA Objective			Option 1: Affordable housing target does not vary by location/development type		Option 2: Affordable housing target varies by location/ development type	
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. 	-	Not varying affordable housing development by size and location is likely to under deliver due to viability issues. Not all locations would be able to sustain the same target based upon the type of site (brownfield/greenfield) or size of the development (large or small). Development of a greenfield site would expect to be more viable given an anticipated reduction in remediation costs applicable to brownfield sites for example. Furthermore, it may not be viable to apply the same target to smaller sites as large. This would be particularly applicable in ensuring provision in villages which generally have smaller sites for development.	++	Delivering a target which is location and size based should maximise the number of affordable housing coming forward. This target should support delivery through ensuring the size and location of development is matched against a threshold which is viable for that size and location of development.
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 though 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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>The lack of a specific policy would lead to interpretation and negotiation of the applicable number of affordable homes to be delivered per development. This would cause uncertainty in the application and determination process for both the council and development industry.</p> <p>This approach is likely to support the maximum delivery of market homes in smaller locations having positive effects for developer profit.</p>	+	<p>This approach would set a specific threshold for the location and size of development which would setting out the council's expectations of affordable housing clearly causing less uncertainty for the development industry.</p> <p>This target should support delivery through ensuring the size and location of development is matched against a threshold which is viable for that size and location of development.</p> <p>Deviance from this approach should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.</p>	
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. 	I	This approach is likely to lead to an imbalance of location for affordable housing. Not determining size and location thresholds could mean that development is not co-located or that interpretation / negotiation formed from the overall target would go against supply. It is unlikely therefore that this would maximise affordable housing to meet demand. However, this would depend upon implementation.	++	A policy delineated by location /size should enable viability of the overall development which would prove positive for creating a balanced and mixed community through co-location of market and affordable housing.	
6	Reduce the need to travel and deliver a	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	sustainable integrated transport network	<ul style="list-style-type: none"> car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 					
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	-	The viability of a brownfield site may depend upon other issues on site which would reduce its overall capability for delivering housing, such as site clearance and contamination. In not differentiating between land type this approach may impact on the viability of bringing forward and maximising the potential of previously developed land	?	In order to maximise the redevelopment of brownfield sites an allowance would need to be made in the location criteria to mitigate other potential issues such as contamination or site clearance.	
10	Improve	<ul style="list-style-type: none"> Conserve water resources and quality; 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	water efficiency and quality	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		objective		objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	setting	which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.					
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			<p>Option 1 is likely to have negative effects caused through uncertainty for viability between different locations and size of schemes. This approach would allow more negotiation given that not all sites would be able to achieve the targets.</p> <p>In contrast, Option 2 is likely to maximise the amount of affordable homes through development as it would tailor the provision to location and site size. This would better reflect viability of bringing different types of site forward and set out the Council's position more clearly in terms of expected delivery.</p>				
Preferred Approach			<p>Option 2: Affordable housing target varies by location/development type</p> <ul style="list-style-type: none"> This option should enable the maximum amount of affordable housing to be delivered on the development site which has positive implications for meeting need as well as social inclusion. An allowance is made the viability of the site through this option which would enable the thresholds to tailor the numbers of houses required. Furthermore, this would ensure that development industry were clear of the Council's position for delivering homes, removing any uncertainty in the application process. There are no environmental impacts identified. 				
Recommendations			None				

Affordable Housing Requirements								
SA Objective			Option 1: Require all new development to contribute to affordable housing targets on-site		Option 2: Require all new developments to contribute to affordable housing off-site		Option 3: Require only major development to contribute to affordable housing target on-site	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	?	This option would lead to smaller sites contributing off site or by alternative methods. This would lead to alternative sites needing to be found for affordable housing provision. The impacts of this on delivery are uncertain

KEY	++	+	0	?	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective 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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	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. 	I	<p>Whether or not development is on or off-site, developers would need to contribute to affordable housing. Co-locating affordable and market housing would reduce the number of market homes on site but would negate the need to find alternatives sites.</p> <p>A policy to deliver affordable homes on all development sites may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to ensure a contribution to affordable provision would be made.</p>	I	<p>Whether or not development is on or off-site, developers would need to contribute to affordable housing. Off-site provision would lead to maximising the number of market homes but also needing to find alternative sites for affordable housing provision.</p> <p>This option would support smaller sites where viability issues may arise through on-site delivery.</p>	?	<p>Major developments should be able to incorporate homes on site in terms of viability. Co-locating affordable and market housing would reduce the number of market homes on site but would increase the need to find alternatives sites.</p> <p>This option would lead to smaller site contributing off site or by alternative methods. This would lead to alternative sites needing to be found for affordable housing provision. The impacts of this on delivery are uncertain.</p>
5	Help deliver	<ul style="list-style-type: none"> Address existing imbalances of equality, 	++	Requiring all affordable housing	-	Requiring all affordable housing off-	+	Requiring all affordable housing on

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	equality and access to all	<ul style="list-style-type: none"> 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>on site would have positive implications for social inclusion and the creation of mixed and inclusive communities.</p> <p>On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration.</p>		<p>site is likely to have negative implications for social inclusion and will not create mixed and balanced communities. The impact of this would be particularly severe on larger developments.</p> <p>However, this option may prove more viable for smaller sites where delivering on site would jeopardise the</p>		<p>major development sites would have positive implications for social inclusion and the creation of mixed and inclusive communities. However, it would require smaller sites to find or contribute towards alternatives sites which may lead to a delay in provision and meeting affordable housing demand.</p> <p>On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration.</p>
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity,	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • 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. 					
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0				
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective
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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		of future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>Option 1 is likely to have a positive impact on social inclusion and delivery through ensuring that development include affordable provision on site. However, this may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to ensure a contribution to affordable provision would be made.</p> <p>Option 2 is likely to have a negative impact on creating a mixed and balanced community, particularly in larger scale developments. This option would maximise the number of market homes on site but would require large alternative sites to be found for provision. This option may be suitable for very small housing schemes where on site provision proves unviable.</p> <p>Option 3 would have mixed impacts for social inclusion and creating a balanced and mixed community as the large sites would incorporate development but smaller sites would need to deliver off-site. This would generate a need for additional sites and may cause delay in provision. The impact of delivery therefore is uncertain.</p>					

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

Preferred Approach	<p>Option 1: Require all new development to contribute to affordable housing targets on-site (all developments)</p> <ul style="list-style-type: none"> Option 1 should applied to all developments as the preferred approach given its positive impacts for social inclusion and the creation of balanced and mixed neighbourhoods. In combination with a dynamic viability target relating to location and type of development, this would maximise the delivery of affordable housing provision. In promoting co-location of affordable and market housing it may reduce the number of market homes on site but would negate the need to find alternatives sites. Option 2 would only be appropriate for smaller sites where viability
Recommendations	<ul style="list-style-type: none"> A policy to deliver affordable homes on all development sites may cause viability issues for small housing schemes. To mitigate this, off-site contributions contribution to affordable provision would be made as per Option 2. Deviance from the combined approach of option 1 and 2 should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment. On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration.

Section 13: Community Facilities

Required contributions						
SA Objective			Option 1: Require all new developments to contribute to community facilities/health provision, on or off site		Option 2: Require only major developments to contribute to community facilities/health provision, on or off site	
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. 	++	<p>The increase of population arising from new developments need to be catered for to ensure that new communities have adequate local access to facilities and that existing facilities can be supported where applicable. This approach is likely to support this by capturing contributions from all new developments and maximising the ability to mitigate their cumulative effects .</p>	I	<p>The most significant concentration and contribution to population will be from large scale (major) developments. This approach would therefore ensure that contributions to facilities and services are met from these developments./</p> <p>However, the cumulative impacts of other developments can impact on the availability or capacity for local provision of facilities. This cumulative impact, particularly in the longer term, is likely to exacerbate need and may have a detrimental effect on capacity of the facilities.</p>
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 though access to leisure opportunities (walking / cycling) 	++	<p>Receiving contributions from all type of development should have a positive impact in ensuring that the health and well-being of both the existing and new population is continued to be catered for.</p> <p>To maximise this provision, large sites where there will be a significant new community, should allocate provision on</p>	+	<p>Receiving contributions from just major types of development should have a positive impact in supporting health and well-being. However, the provision may not be as extensive as option 1 given that the contributions would be spread over a wider area and would need to support the new community.</p> <p>To maximise this provision, large sites where there will be a</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		site.			significant new community, should allocate provision on site.
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. 	0	There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	++	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. This also supports the evidence for growth in the economy within the healthcare sector.	+		The option would obtain contributions but not for all development as per option 1. This means that the cumulative impact of all of the new development may support existing facilities for healthcare but it may also put pressure on them through less support from fewer contributions.
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. 	++	The increase of population arising from new developments need to be catered for to ensure that new communities have adequate local access to facilities and that existing facilities can be supported where applicable. Requiring all new development to contribute will maximise the provision for this. To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.	+		The option would obtain contributions but not for all development as per option 1. This means that the cumulative impact of all of the new development may support existing facilities for healthcare but it may also put pressure on them through less support from fewer contributions. To maximise accessibility on large sites provision should be allocated on site. It is anticipated that this approach may not be able to support all new facilities and therefore cumulatively of new sites within a particular area where there will be a significant new community facilities within close proximity.
6	Reduce the need to travel and deliver a sustainable integrated	<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; 	I	To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.	I		To maximise accessibility on large sites provision should be allocated on site. It is anticipated that this approach may not be able to support all new facilities and therefore cumulatively of new sites within a particular area where there will be a significant new community facilities within close

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	transport network	<ul style="list-style-type: none"> Promote sustainable forms of travel; Improve congestion. 					proximity.
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
11	Reduce waste	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	generation and increase level of reuse and recycling	recycling of waste; • Promote and increase resource efficiency.		objective		objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or	• Conserve or enhance the landscape	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	enhance York's natural and built landscape	including areas of landscape value <ul style="list-style-type: none"> 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. 		objective		objective	
General	Both options are likely to have a positive impact for ensuring the provision of facilities and meeting social objectives in terms supporting need for community facilities and services. However, option 1 is appraised to make a significantly positive contribution given that it will maximise the contributions obtained to support provision.						
Preferred Approach	Option 1: Require all new developments to contribute to community facilities/health provision, on or of site <ul style="list-style-type: none"> This option is likely to maximise the amount of contributions arising from new development allowing newly arising need to be met more adequately. Meeting need arising from new communities and the contributions obtained will help to support growth and jobs within these sectors. 						
Recommendations	To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.						

Provision and Accessibility								
SA Objective			Option 1: Rely on NPPF to guide community facilities/health provision and accessibility in relation to new development	Option 2: Provide generic local criteria to guide community facilities/health provision and accessibility in relation to new development	Option 3: Provide detailed local criteria to guide community facilities/health provision and accessibility in relation to new development			
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. 	+	The NPPF supports the provision and retention of community facilities. It states that rural development should retain existing facilities and new facilities to be planned positively to enhance the sustainability of communities. The NPPF also supports an integrated approach to considering the location of facilities with other uses, which is positive in meeting the needs of the population.	+	Providing a locally defined generic approach would require a broad understanding of community facilities within York and their overall provision. This would provide a more detailed approach than the NPPF in determining location of the facilities but may not target facilities in an area of need if this is not identified in the criteria. This would encapsulate the wider requirements of communities facilities around York however.	++	This would require a detailed understanding of provision and would enable provision planning on sites to be more accurate. This ensure the right level of facilities are developed alongside any new development. However, a detailed understanding would not necessarily capture the bigger picture in relation to community facilities and healthcare provision.
2	Improve the health and	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could 		The NPPF supports provision but lacks definition for accessibility.		This would provide a more detailed approach than the NPPF	+	It is anticipated that a detailed approach would enable the provision

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	well-being of York's population	<ul style="list-style-type: none"> negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		This would be open to interpretation and may not be delivered in the most needed areas.		in determining location of the facilities and deliver a broad understanding of overall need and supply. However, it may not target facilities in an area of need if this is not identified in enough detail in the criteria.		of healthcare to be delivered in response to identified need. Healthcare provision is particularly important to maintain the health and well-being of the existing and new communities in the long-term.
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	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. 	+	The NPPF supports the provision and retention of community facilities, including within rural areas. This will help to support jobs in associated sectors, including an element within the rural economy.	++	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy within the health and social care sectors.	++	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived specific indicators for this would enable more specific support option 2, which may be beneficial for particular section.
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. 		The NPPF supports the inclusion and integration of facilities which is positive for enabling access. However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely	+	Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities. However, there may be certain facilities which require different location criteria to ensure they are maximising their demand	+	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
				to be open to interpretation.		potential.		Detailed criteria may not capture the overall level of demand and considerations for facilities however.
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. 	I	The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.	+	Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of facilities. This should allow provision to be connected to the wider transport network to make use of existing routes However, there may be certain facilities which require different location criteria to ensure they are maximising their demand potential.		The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network Detailed criteria may not capture the overall level of demand and considerations for facilities however.
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 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. 	I	The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	I	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.		Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective		There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	natural environment	access the natural environment.						
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	impact of flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 						
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>The NPPF approach (Option 1) supports the development of community facilities and their integration with housing, employment uses and existing community facilities. This approach is likely to have a positive impact but does not define what would be acceptable distances to have maximum benefit.</p> <p>Option 2 is likely to have a positive impact through the determination of locally derived generic criteria. In particular this would benefit the general provision and location of community facilities across the city. The opportunity is for this approach to deliver general principles to community facility provision but would not be suitable for some facilities which would require specific location criteria to be applied. Guiding location principles in this way would also be positive in minimising travel to use community facilities proving environmental benefits.</p> <p>Option 3 would also benefit from using locally derived criteria and should have a positive benefit in locating certain facilities which require access to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable for directing the management of general community facility policy and overall requirement for the city.</p>					
Preferred Approach			<p>Combination of option 2 and 3:</p> <ul style="list-style-type: none"> A combination of approaches would be the best way forward to maximise the social benefits of locating facilities and their maximising their accessibility. Option 2 would be beneficial in delivering in a general approach to ensure that all of the city's facilities are considered whereas option 3 would be beneficial to ensuring that any facilities with specific requirements for their location can be accessed and located in the right place. Continuing access and development of community facilities and healthcare would support the economy and associated workforce in the long-term/ 					

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Locating facilities and healthcare in close proximity to the populations who use them will have environmental benefits through encouraging shorter trips and minimising travel. 					
Recommendations		The preferred approach is amended to a combined approach to identify and incorporate separate policies for those facilities which need detailed criteria to inform their location.					

Protection of existing community facilities								
SA Objective			Option 1: Do not protect existing community facilities from non-community uses if the market requires them	Option 2: Rely on NPPF policies to protect existing community facilities and access to them	Option 3: Provide local level policy to protect existing community facilities and access to them			
1	To meet the diverse housing needs of the population in a sustainable way.	<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>This would conflict with meeting the needs of the population, particularly given that York is expected to grow in terms of population over the plan period. This approach could lead to a lack of services or excess pressure on others.</p> <p>This approach would also go against the NPPF.</p>	+	<p>The NPPF states that <i>“established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services”</i>. This is positive in ensuring that facilities are continued to be supported and not lost.</p> <p>This approach lacks a local understanding of what established services are valued and why to ensure a robust argument is made against unnecessary loss.</p>	++	Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities
2	Improve the health and well-being of York’s population	<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. 	-	This may have detrimental impacts to accessible healthcare		This policy should protect those facilities of value, of which healthcare could be include,. Given the lack of definition of “value”, it may depend subjective decision making.	+	This policy could define locally facilities of value and should ensure that no important facilities are lost. This should help support the wider health and well-being of the population.
3	Improve	<ul style="list-style-type: none"> Provide good education and training 	0	There is no clear link between	0	There is no clear link between this	0	There is no clear link between this

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	education, skills development and training for an effective workforce	<ul style="list-style-type: none"> opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		this alternative and the objective		alternative and the objective		alternative and the objective
4	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. 	--	<p>This policy would not support the continuation of local level jobs provided at the community facilities.</p> <p>Market interest in the sites could also be for alternative uses than employment which would mean that any jobs lost would not be replaced.</p> <p>This may also have detrimental impacts on the provision for an increasing workforce population to enable health and well-being.</p>	+	The NPPF states that “ <i>established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services</i> ”. This is positive in ensuring that facilities are continued to be supported and not lost.	+	Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities. This would be positive in helping to maintain existing jobs and the increasing workforce population.
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>This would conflict with helping to deliver equality and access for all, particularly given that York is expected to grow in terms of population over the plan period. This approach could lead to a lack of services or excess pressure on others. Local provision and accessibility are also likely to be negatively effected.</p> <p>This approach would also go against the NPPF to “guard against the loss of facilities”.</p>		<p>The NPPF states that “<i>established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services</i>”. This is positive in ensuring that facilities are continued to be supported and not lost.</p> <p>However, this approach does not specify which services are of value for ensuring a robust argument is made against unnecessary loss. This may have an impact on accessibility through interpretation of the policy.</p>	++	Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities. This would have the most significant positive impact in maintaining accessibility to services.
6	Reduce the need to travel and deliver a sustainable integrated	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	transport network	<ul style="list-style-type: none"> supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	quality							
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		the Heritage Topic Paper.					
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective
General			<p>Option 1 is likely to have significantly negative impacts overall given that it lack of protection would conflict with social objectives for local provision of facilities, particularly in the medium to long-term when York's population has grown. Furthermore this approach conflicts with the NPPF.</p> <p>Relying on the NPPF would afford some protection of existing facilities as it states support for established and valued facilities and guarding against their unnecessary loss. However the NPPF does not define 'valued services' and leaves open the interpretation of the policy.</p> <p>Provision of a local policy to protect services should ensure a robust stance on which to protect facilities. This should allow an evidence based approach and baseline of understanding of the value of various facilities within the York context.</p>				
Preferred Approach			<p>Option 3: Provide local level policy to protect existing community facilities and access to them</p> <ul style="list-style-type: none"> This approach should maximise the protection of existing facilities which has positive social impacts for the existing and future population. The approach supports local level provision of facilities and safeguards against the loss of jobs . It also has wider benefits in supporting the health and well-being of the over all workforce population. 				
Recommendations			<p>Prior to the formulation of policy an understanding of the value of different community and health facilities is required to fully inform policy development and enable protection of locally defined valued facilities.</p>				

Section 14: Education, Skills and Training

Education Facilities							
SA Objective			Option 1: Rely on NPPF to guide development of educational facilities			Option 2: Local policy to guide development of education facilities	
1	To meet the diverse housing needs of the population in	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	a sustainable way.	<ul style="list-style-type: none"> 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. 					
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	+	<p>The NPPF would positively support the need to provide education and skills development across York. It states that there should be sufficient choice of school places available to meet the needs of existing and new communities. It also states that LA's should take "a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice in education [giving] weight to the need to create, expand or alter schools".</p> <p>This approach responds directly to education within schools, however there is more scope for interpretation regarding "choice in education". This may reveal a gap regarding wider skills and other educational facilities which could be supported to ensure that the training needs of York's population are addressed.</p>	++	<p>Using a local approach would build upon the NPPF to take a locally defined proactive planning approach. This would enable a help to locally define the types of facilities required in various locations based upon a robust understanding of existing capacity and future need.</p> <p>It is also anticipated that this approach could tailor skills and training outside of school provision to appeal to all age groups within the community where there is a requirement or demand.</p> <p>It is anticipated that this approach would have a significantly positive impact.</p>	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	<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; 	+	Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting education and skills development at all levels therefore should support the overall workforce as well as the overall economy.	++	Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting education and skills development at all levels therefore should support the overall workforce as well as the overall economy.	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	economy	<ul style="list-style-type: none"> 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. 					
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. 	+	Enabling the population to gain skills provides a foundation for ensuring the population are not excluded from opportunities which require basic skill sets or may arise through the job market.	++	Enabling the population to gain skills provides a foundation for ensuring the population are not excluded from opportunities which require basic skill sets or may arise through the job market. A local policy approach could tailor this towards the York job market to maximise social inclusion and equality in this way..	
6	Reduce the need to travel and deliver a sustainable integrated transport network		0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		transport network to minimise the use of the car.					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			Both option 1 and 2 are likely to have a positive impact on the provision of educational facilities through recognition of its importance for both existing and new communities. However, it is more likely the local level policy will have a significantly positive impact given that this approach could tailor education, skills and training provision towards York based requirements and widen the scope from just school education as per the NPPF.				
Preferred Approach			Option 2: Local level policy to guide development of education facilities. <ul style="list-style-type: none"> This approach is likely to deliver the most benefit for social objectives given that it would be able to support a wide range of education, skills and training development and contribute towards social inclusion and equality. The approach would support York's workforce and economy through the ensuring that the skills and training needs of the population could be met. There are no environmental impacts identified. 				
Recommendations			In defining local level policy the wider needs of the workforce are considered and that policy aims to tailor this to support the overall workforce as well as school based education.				

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

Education Accessibility								
SA Objective			Option 1: Rely on NPPF to guide education provision and accessibility in relation to new development	Option 2: Provide generic local criteria to guide education provision and accessibility in relation to new development	Option 3: Provide detailed criteria to guide education provision and accessibility in relation to new development			
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. 	+	The NPPF supports the provision educational facilities. It states that a proactive and positive approach to planning should be undertaken to meet the need of population.	+	<p>Providing a locally defined generic approach would require a broad understanding of education facilities within York and their overall provision. This would provide a more detailed approach than the NPPF in determining location of the facilities but may not target facilities in an area of need if this is not identified in the criteria. This would encapsulate the wider requirements of communities facilities around York and would be efficient in capturing the requirements from major developments..</p>	+	<p>This would require a detailed understanding of provision and education capacity. It would require provision on sites to be more accurate to ensure the right level of facilities are developed alongside any new development. Accessibility would only be determined through the creation of a masterplan for the site.</p> <p>However, a detailed understanding would not necessarily capture the bigger picture in relation to education provision.</p>
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; 		The NPPF supports provision but lacks definition for accessibility. This would be open to interpretation and may not be delivered in the most needed	+	This would provide a more detailed approach than the NPPF in determining location of the facilities and deliver a broad understanding of overall need and		It is anticipated that a detailed approach would require a more in-depth understanding of individual school requirements to enable the right location and level of provision to be

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	for an effective workforce	<ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 		areas.		<p>supply. Using generic criteria may complement the approach taken to education provision in terms of catchment areas to still enable an understanding of the cumulative impacts from developments to be addressed.</p>	<p>delivered.</p> <p>Understanding the cumulative impacts of development may be more suited to option 2 given that this approach is likely to require masterplan detail for knowledge of likely population numbers.</p>	
4	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. 	+	The NPPF supports the provision and expansion of educational facilities This will help to support jobs in associated sectors.	++	<p>Supporting the delivery of educational facilities should enable growth in this sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.</p>	++	Supporting the delivery of educational facilities should enable growth in this sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.
5	Help deliver equality and access to all	<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. 	I	<p>The NPPF supports the inclusion and integration of community facilities overall and attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities . This should have an overall positive impact delivering access to all.</p> <p>However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.</p>	+	<p>Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities.</p>	+	<p>The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons.</p> <p>Detailed criteria may not capture the overall level of demand and considerations for facilities however. It would also require a more detailed understanding of the masterplanning process to determine the definite impact.</p>
6	Reduce the need to travel and deliver a sustainable	<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; 	I	The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would	+	<p>Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of</p>	+	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they

KEY	++	+	0	?	-	---	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	integrated transport network	<ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 		mean in terms of proximity. The approach is likely to be open to interpretation.		facilities. This should allow provision to be connected to the wider transport network to make use of existing routes		would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network Detailed criteria may not capture the overall level of demand and considerations for facilities however. . It would also require a more detailed understanding of the masterplanning process to determine the definite impact.
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 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. 	I	The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	I	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	I	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources	<ul style="list-style-type: none"> Re-use previously developed land; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	--		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	efficiently and safeguard their quality	<ul style="list-style-type: none"> Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	property in York							
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General		<p>Relying on the approach of the NPPF would support the provision of educational facilities and ensure that facilities are created, expanded or altered to meeting the existing and future needs of communities.</p> <p>Option 2 provide a generic approach to provision to enable existing education capacity to be understood and likely to respond more positively to understanding the impacts of cumulative new development. Providing a local level approach also allows the policy to incorporate known local accessibility indicators.</p> <p>Similarly to option 2, Option 3 is likely to have a positive impact but would require a detailed understanding of provision and knowledge of populations for individual school capacity /provision. In order to determine this, local level accessibility criteria can be used but it would also require a detailed understanding of sites' masterplanning.</p>						
Preferred Approach		<p>Option 2: Provide generic local criteria to guide education provision and accessibility</p> <ul style="list-style-type: none"> This would support the provision and location of overall need and supply ensuring that the needs of the existing and new populations are met. It may also enable a wider understanding of the cumulative impacts from developments to be addressed and their overall impacts on education provision. Supporting the delivery of educational facilities should enable growth in this economic sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy. There are no environmental impacts identified at this time. 						
Recommendations								

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

Provision of Skills and Training Opportunities

SA Objective			Option 1: Require all new developments to contribute to skills and training provision, on or off site		Option 2: Require only development with construction costs of over £1m or more to provide skills and training , on or off site	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective 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. 	+	<p>Receiving contributions from all types of development should have a positive impact in ensuring that skills and training provision is available to both the existing and new populations.</p> <p>To maximise provision through this approach, a sliding scale of provision is likely to be required where more contributions are required from larger schemes, to enable maximum provision.</p>	++	<p>Provision from development with high construction costs would make a positive contribution to supporting skills and training opportunities.</p> <p>Whilst it may seem that provision may not be as extensive as option 1 given that the contributions would only be sought from higher costs development, it is likely that this would be the most viable way and therefore successful in delivery.</p> <p>To maximise this provision, high cost sites should make some training opportunities available on site.</p>
4	Create jobs and deliver growth of a sustainable,	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; 	+	-	+	<p>Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting skills and training development at</p> <p>Pursing provision of skills and training opportunities from the large-scale high value schemes should enable a positive contribution towards ensuring skills development within York. It has already been approved that the city has been</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	low carbon and inclusive economy	<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>all levels with contributions from all new developments should therefore have a positive effect in supporting the overall workforce as well as the overall economy.</p> <p>Requiring all development to contribute to skills and training provision may cause viability issues on smaller sites in terms of the sum of contributions that would need to be made or making available opportunities for training. To maximise provision through this approach, a sliding scale of provision is likely to be required where more contributions are required from larger schemes.</p>		<p>resilient to the economic downturn due to this and therefore it should be positive over for the economy. It is anticipated that this approach would enable opportunities to be delivered both on and off site</p> <p>Requiring only high value schemes to provide opportunities should enable the costs of implementation to be absorbed within the overall development for site to minimise viability issues.</p>	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	SSSIs ; <ul style="list-style-type: none"> • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		existing poor air quality where it could result in negative impacts on the health of future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			Both option 1 and 2 are likely to have a positive impact on the provision of skills and training. However, it is more likely that option 2 will deliver this more consistently given that it is likely to impact less on the viability of development given that costs could be subsumed within the high construction costs.				
Preferred Approach			Option 2: Require only development with construction costs of over £1m or more to provide skills and training , on or off site <ul style="list-style-type: none"> This approach is likely to deliver the most benefit for consistent provision from sites due to viability and costs being able to subsume within the high construction costs. The approach would support York's workforce through the provision of skills and training. By doing this, it will also contribute to the economy through the ensuring that the skills and training needs of the population are met. There are no environmental impacts identified. 				
Recommendations							

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

Section 15: Universities

Form and location of University Development								
SA Objective			Option 1: Rely on NPPF to guide form and location of new development		Option 2: Provide generic local criteria to guide form and location of university development		Option 3: Provide detailed local criteria to guide form and location of university development	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; 	+	The NPPF states that a "proactive, positive and collaborative approach should be taken to development that will widen choice in education". This	++	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. A	++	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. It would allow the

KEY	++	+	0	?	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	for an effective workforce	<ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 		approach would support development of the universities and working together with them to establish need.		generic approach is likely to offer more locations for development but this may be in conflict with specific requirements to be met as a result of new development.		specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in working towards a solution.
4	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. 	+	<p>Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit.</p> <p>The NPPF does not specify criteria for universities directly, which may open negotiation and cause uncertainty for both the establishments and York in determining provision.</p>	+	<p>Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit.</p> <p>Directing development through generic policy would enable York to guide development to general locations suitable with their requirements.</p>	+	<p>Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit.</p> <p>Specifying locations or criteria for university expansion would set out the council's policy clearly reducing negotiations of what would and would not be acceptable location for development.</p>
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	?	The NPPF does not designate location criteria and therefore this would have an unknown impact.	+	<p>Directing development through generic policy would enable York to guide development to places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development.</p> <p>In order to maximise development being accessible by public</p>	++	Directing development through specific policy would enable York to focus development in places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development.

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
						transport, it may be necessary to have a more detailed understanding of the transport route which generic criteria would not include.		
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve	<ul style="list-style-type: none"> Conserve water resources and quality; 	0	There is no clear link between	0	There is no clear link between this	0	There is no clear link between this

KEY	++	+	0	?	-	--		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	water efficiency and quality	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		this alternative and the objective		alternative and the objective		alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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

	setting	which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.							
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	The NPPF approach does not specify location criteria which in-combination with the existing permissions, may have an impact on the landscape that would be avoided through have a locally derived criteria approach.	+	-	Using a locally derived criteria approach would allow landscape factors to be considered in the location of new development. The more generic the criteria however, the more likely it is to have a negative impact through not identifying specific features	+	Using a locally derived detailed criteria approach would allow landscape factors to be carefully considered in the location of new development.
General			<p>Option 1 would support the development of the Universities expansion through an overall support for educational facilities. However it would not be detailed enough to ensure that the environmental impacts of location would be mitigated.</p> <p>Option 2 and 3 are both likely to have a positive impact for the development of universities. However Option 3 would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in their location. This helps to remove uncertainty for future growth.</p>						
Preferred Approach			<p>Option 3: Provide detailed local criteria to guide form an location of university development</p> <ul style="list-style-type: none"> This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. It would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach. Specifying locations or criteria for university expansion would set out the council's policy clearly reducing negotiations of what would and would not be acceptable location for development. This approach is likely to have a positive environmental through allowing specific principles to be included. 						
Recommendations									

SECTION 16 DESIGN AND THE HISTORIC ENVIRONMENT

Design and the Historic Environment					
SA Objective	Option 1: Restrict all new development	Option 2: Restrict all new development affecting	Option 3: Rely on National Planning Policy Framework	Option 4: Provide local policy to guide new	Option 5: Provide local policy to guide new

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

			affecting heritage designations		designated and non-designated heritage resource		to guide development in relation to heritage designations/resources		development in relation to only heritage designations		development in relation to designated and non-designated heritage resources	
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. 	?	Given the concentration of designated heritage assets in York restricting all new development would reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective.	?	Given the concentration of designated and non-designated heritage assets in York restricting all new development would reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective.	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially reduce the amount of land available for housing development, which would therefore have uncertain impacts on this objective.	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for housing need.	?	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets, which could reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for housing need.
2	Improve the health and well-being of York's population	<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 	0	No significant effect/clear link, although design in relation to the historic environment should consider	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety

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

		<ul style="list-style-type: none"> though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		the safety and security of residents.		and security of residents.		residents.		and security of residents.		and security of residents.
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. 	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.
4	Create jobs and deliver growth of a sustainable, 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. 	?	Given the concentration of designated heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.	?	Given the concentration of designated and non-designated heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially reduce the amount of	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic	?	It is assumed that a local policy would seek to restrict development that affects and non-designated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic

KEY	++	+	0	?	-	---	+	++				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
							land available for economic development and thus restrict growth, which would therefore have uncertain impacts on this objective.		environment is important as tourism related to it is an economic driver for York.		environment is important as tourism related to it is an economic driver for York.	
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. 	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.
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. 	?	Given the concentration of designated heritage assets in York restricting all new development could restrict delivery of transport infrastructure, which would mean that impacts on this objective are uncertain.	?	Given the concentration of designated and non-designated heritage assets in York restricting all new development could restrict delivery of transport infrastructure, which would mean that impacts on this objective are uncertain.	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially restrict delivery of	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could restrict delivery of transport infrastructure and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver sustainable transport infrastructure.	?	It is assumed that a local policy would seek to restrict development that affects and non-designated heritage assets, which could restrict delivery of transport infrastructure and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver sustainable transport infrastructure.

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							transport infrastructure, which would therefore have uncertain impacts on this objective.					
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 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. 	?	Given the concentration of designated heritage assets in York restricting all new development could restrict the use of sustainable design and building materials or renewable energy sources, which would mean that impacts on this objective are uncertain.	?	Given the concentration of non-designated heritage assets in York restricting all new development could restrict the use of sustainable design and building materials or renewable energy sources, which would mean that impacts on this objective are uncertain.	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially restrict the use of sustainable design and building materials or renewable energy sources, which would therefore have uncertain impacts on this objective.	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could restrict the use of sustainable design and building materials or renewable energy sources and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver environmental benefit.	?	It is assumed that a local policy would seek to restrict development that affects and non-designated heritage assets, which could restrict the use of sustainable design and building materials or renewable energy sources and would therefore, have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver environmental benefit.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity,	<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 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	flora and fauna for accessible high quality and connected natural environment	important nature conservation sites (SINCs); <ul style="list-style-type: none"> • 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. 										
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link.
12	Improve air quality	<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; 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Negative impact likely	Negative impact likely	Negative impact likely	Negative impact likely	Negative impact likely	Negative impact likely	Negative impact likely

		<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 										
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
14	Conserve or enhance York's historic environment, 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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	Given the concentration of designated heritage assets in York, restricting all new development would have a positive impact on this objective. However, non-designated heritage assets also contribute to York's historic environment and would not be protected to the same extent.	++	Given the concentration of designated and non-designated heritage assets in York, restricting all new development would ensure that the special character and setting of the historic city was preserved, as well as all designated and non-designated heritage assets and their setting.	+	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York there could be conflicts between the need for development and the historic environment	+	It is assumed that a local policy would seek to restrict development that affects designated heritage assets. Identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for development need. This would have a positive impact on this objective, although non-designated heritage would not be protected to the same extent whilst ensuring that the special character and setting of the city is preserved.	++	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets. Identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for development need whilst ensuring that the special character and setting of the city is preserved.

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

							that would need to be determined at application stage.					
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Given the concentration of designated heritage assets in York, restricting all new development would have a positive impact on the built landscape. However, non-designated heritage assets also contribute to York's historic environment and would not be protected to the same extent.	++	Given the concentration of designated and non-designated heritage assets in York, restricting all new development would ensure that the built landscape was preserved.	+	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York there could be conflicts between the need for development and the built landscape that would need to be determined at application stage.	+	It is assumed that a local policy would seek to restrict development that affects designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need. This would have a positive impact on ensuring the built landscape that is unique to York is preserved.	++	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need whilst ensuring that the built landscape that is unique to York is preserved.
General			For all of the alternative options there are positive effects in relation to protection of the historic environment and built landscape of York. Those alternatives that also protect non-designated heritage assets are considered to have a very positive effect given that in York non-designated assets also need to be conserved to ensure the special character and setting of the city is preserved. For all the alternative options there are some uncertainties in relation to the economic and housing objectives, which is due to the tensions between having enough new land available for development and conserving York's historic environment. It is also noted that protection of the historic environment is important to the economy as tourism related to it is a key economic driver for York.									
Preferred Approach			It is assumed that a local level policy would seek to restrict development that affects designated and non-designated heritage assets. This would have a very positive effect on the historic environment and built landscape of York, particularly given the concentration of designated heritage assets									

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	<p>in the city that need to be conserved to ensure the special character and setting of the city is preserved whilst also allowing for development that meets the needs of York's population. Uncertainties in relation to the housing and economic objectives are inevitable given the tension between having enough land available for development and conserving York's historic environment. There are also tensions between the use of sustainable design and building materials or renewable energy sources which would necessarily be in keeping with the conservation of heritage assets but would help deliver a long term environmental benefit.</p>
Recommendations	<p>Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, design and historic environment policies should consider how the use of sustainable design and building materials or renewable energy sources to deliver environmental benefit could relate to the conservation of heritage assets in York. They should also consider the safety and security of residents in promoting high quality design.</p>

Section 17: Green Infrastructure

Biodiversity										
SA Objective			Option 1: Rely on the NPPF to guide development in relation to biodiversity/ geodiversity/ landscape resources		Option 2: Provide local policy to guide new development in relation to only statutory biodiversity/ geodiversity / landscape designations		Option 3: Provide local level policy to guide new development in relation to only statutory and non-statutory biodiversity/ geodiversity/ landscape designations		Option 4: Provide local policy to guide new development in relation to all biodiversity/ geodiversity/ landscape resources	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
2	Improve the health and well-being of York's population	<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) 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 								
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
4	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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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; 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Improve congestion. Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	<p>The NPF supports the conservation and enhancement of the natural environment. It states that: <i>"The planning system should contribute to and enhance the natural and local environment by:</i></p> <ul style="list-style-type: none"> <i>protecting and enhancing valued landscapes, geological conservation interests and soils;</i> <i>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological</i> 	--	<p>This approach would ignore all locally designated Sites of Interest for Nature Conservation (SINCs) or Sites of Local Interest (SLRs) for biodiversity. The approach would also not protect non-protected species which although have no formal designation, are still nationally important.</p> <p>This approach would also lack a way of ensuring and building connectivity between sites given its lack of a wider policy approach.</p>	-	<p>Whilst this approach would protect both statutory and non-statutory designations which is positive, it would not protect nature conservation sites of local interest or the species which are not designation bt nationally important.</p> <p>This approach would rely on significant survey work to understand the location understanding.</p>	++	<p>A policy approach would allow consideration for all known sites and species of nature conservation value whether or not they are designated. This would have the most direct benefit in the long-term to managing conservation.</p>

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				<i>networks that are more resilient to current and future pressures".</i> Whilst this approach would cover the main issues or this objective, it is open to interpretation and therefore there is more potential for tensions to evolve in its application.						
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
12	Improve air quality	<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; 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 									
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+	This approach is likely to have a positive impact on York's Natural Landscape by guiding development away from area of value for nature conservation.	--	Nature conservation sites form part of the overall natural landscape of York. Only protecting the nationally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way.	-	Nature conservation sites form part of the overall natural landscape of York. Only protecting the nationally and locally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way by ignoring other sites which are of value.	+	This approach is likely to have a positive impact on York's Natural Landscape by ensuring all areas / species of nature conservation value are used to guide development.	
General			The NPPF supports the conservation and protection of the natural environment and dictates that impacts on biodiversity should be minimised and provision for net gains should be obtained where possible to halt decline and improve ecological networks. Option 1 would is therefore likely to have a positive approach to biodiversity management and implementation								

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>Option 2 is likely to have significant negative effects for York's biodiversity given that it only protects statutory designations and ignores any locally designated sites, sites of local interest (SLRs) or Sites important for nature conservations (SINCs). It would also ignore any local species which are not protected but of national interest.</p> <p>Option 3, similarly to option 2 is likely to have long-term negative effects given that this lacks any protection for sites of local interest (SLRs). It would also ignore any local species which are not protected but of national interest.</p> <p>A locally derived approach for protection will be the most positive in the long-term as this will capture all areas of nature conservation interest whether or not they are designated or protected. This would enable compliance with the NPPF but at a more specific local scale to have a positive approach to biodiversity management and implementation.</p>						
Preferred Approach	Option 4: Provide local level policy to guide new development in relation to all biodiversity/geodiversity/landscape features This approach is likely to have the most positive long-term benefits for conserving and enhancing biodiversity with the city of York. This approach will allow all areas, sites and species of nature conservation value to be recognised and protected						
Recommendations	none						

Green Infrastructure							
SA Objective			Option 1: Protect all Green Infrastructure to the same level irrespective of its functions			Option 2: Give greater protection to functional Green Infrastructure (recreational space / allotments / green corridors)	
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. 	0	No significant effect/clear link	0	No significant effect/clear link	
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. 	++	<p>This would be positive in ensuring that there was a high level of green space retained around York. Inevitably some of this space would function more for recreation and leisure, whilst others would be maintained as green space. Evidence suggests that access to green space as well as being able to see it has a benefit on health overall.</p> <p>Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect</p>	++	<p>In order to maximise people's health, it is important to have access to areas for recreation and leisure. Ensuring this is protected where it is being used for this purpose, would be particularly positive for health and well-being.</p> <p>Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to the wider city.</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	0	No significant effect/clear link	0	No significant effect/clear link	
4	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. 	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.	
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. 	0	No significant effect/clear link	0	No significant effect/clear link	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	+	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. However, not all Green Infrastructure had this capability and it would be more beneficial to prioritise the infrastructure which had this capability and used this to linked better with new sites.	+	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. Prioritising the GI /routes which are most functional would ensure that this network and connectivity is conserved and has the capability to be increased..	
7	To minimise greenhouse gases that cause climate change and deliver a managed	<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; 	+	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk.	+	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk.	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	response to its effects	<ul style="list-style-type: none"> Adhere to the principles of the energy hierarchy. 		<p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p> <p>However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose.</p>		<p>The areas in York currently which are used as flood water storage have a multifunctional purpose and it would be important that that is maintained as a priority.</p> <p>Ensuring that functional GI is protected is also important to ensure further benefits for climate change adaptation through minimising habitat fragmentation.</p>	
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	<p>This approach is likely to be positive for this objective as it is exceptionally important for linking different spaces together and supporting wildlife and biodiversity corridors.</p> <p>However, where sites are designated or known to be of value, their significance may be overlooked and only considered as part of the wider GI network. Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.</p>	+	<p>Green Infrastructure is exceptionally important for biodiversity to support wildlife corridors and linking different spaces together.</p> <p>Including these areas within the protected GI would ensure that the areas with most value are protected.</p> <p>Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.</p>	
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	<p>This would have a positive impact by protecting all green infrastructure. However, by not prioritising the most functional space it may leave this more vulnerable to change.</p>	++	<p>This would have a significantly positive impact on ensuring the best use of land by protecting the functional Green Infrastructure.</p>	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	<p>Water resources, including York' rivers from an integral part of York's Green Infrastructure. Protecting all aspects of GI should have a positive effect on this.</p> <p>However, by not prioritising the most functional space it may leave this more vulnerable to change.</p>	+	<p>This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.</p>	
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. 	0	No significant effect/clear link	0	No significant effect/clear link	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>	
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). 	+	<p>Green Infrastructure in York has an important has a multi-functional role to play, particularly for the flood water storage.</p> <p>However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose</p>	++	<p>Green Infrastructure in York has an important has a multi-functional role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.</p>	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	<p>Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this protected may put pressure on the natural environmental for development and would not recognise the key features necessarily that are functional and provide the most benefit for the city.</p>	++	<p>It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.</p>	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+	<p>Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this protected may put pressure on the natural environmental for development and would not recognise the key features necessarily that are functional and provide the most benefit for the city.</p>	++	<p>It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.</p>	
General				<p>Option 1 is likely to have positive benefits for the protection of York's Green Infrastructure. However, this is likely to lack a recognition for its special contribution to York's character and setting of the and the ways in which it connects biodiversity and transport networks around the city.</p> <p>Option 2 is likely to have a significantly positive effect on the long-term protection of York's Green Infrastructure given</p>			

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
Preferred Approach				that it would recognise the intrinsic value its adds to the character and setting of the city as well as its multifunctional value.			
Recommendations				None.			

Open Space								
SA Objective			Option 1: Do not protect existing recreational open space		Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it		Provide local level policy to protect existing recreational open space/ green infrastructure and access to it	
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
2	Improve the health and well-being of York's population	<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; 	--	<p>This would be potentially negative, particularly in the long-term for health and well-being as it would not protect spaces which supply important functions for health and well-being. This could leave the open space and green infrastructure open to development.</p> <p>This approach goes against the NPPF</p>	+	The NPPF supports the implementation of green infrastructure and open space. It states that "access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities". This approach is therefore likely to have an overall positive effects on ensuring the health and well-being of the population.	++	In order to maximise people's health, it is important to have access to areas for recreation and leisure. Ensuring this is protected where it in being used for this purpose, would be particularly positive for health and well-being. Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to the wider city.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	
		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 				This approach lacks a locally derived focus on York's important openspace and existing green spaces.	This approach would allow a local approach to protection to be undertaken to enable the delineation of differentiation of different openspace.
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. 	0	No significant effect/clear link	0	No significant effect/clear link	No significant effect/clear link
4	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. 	-	<p>This approach would have negative effects on openspace and Green Infrastructure.</p> <p>This approach goes against the NPPF.</p>	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.
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>This option could help reduce access to openspace through not protecting it for the future.</p> <p>This approach goes against the NPPF</p>	+	The NPPF approach is likely to have a positive impact on ensuring provision of openspace and green infrastructure.	This will have the maximum long-term benefits for accessibility to openspace and connectivity using green infrastructure.
6	Reduce the need to travel and deliver a sustainable integrated transport	<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; 	-	Not protecting green infrastructure can impact the connectivity of sustainable transport routes that are both part of the strategic transport network as well as being part of the overall green infrastructure network.	+	The NPPF supports the implementation and protection of openspace and Green. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city.	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city.

KEY	++	+	0	?	-	-	-	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	network	<ul style="list-style-type: none"> Improve congestion. 				<p>Prioritising the GI /routes which are most functional would ensure that this network and connectivity is conserved and has the capability for be increased..</p>	<p>Prioritising the GI /routes which are most functional would ensure that this network and connectivity is conserved and has the capability for be increased..</p>	
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 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. 	--	This would go against the NPPF approach and is likely to have negative long-term effects on climate change by not protecting features which help to mitigate its effects.	+	<p>The NPPF recognises the value that green Infrastructure has for the wider environment. In planning to meet climate change, it requires that low carbon options are promoted and that local authorities should take account of Climate Change over a longer timescale so that the effects of flood risk, water supply, biodiversity and landscape can be mitigated.</p> <p>The implementation of this approach is likely to favourably protect open and GI for positive impacts in the long-term. However, it is open to interpretation and lacks a local level understanding which could reduce its level of effectiveness.</p>	++	<p>One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk.</p> <p>The areas in York currently which are used as flood water storage have a multifunctional purpose and it would be important that that is maintained as a priority.</p> <p>Ensuring that functional GI is protected is also important to ensure further benefits for climate change adaptation through minimising habitat fragmentation.</p>
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	--	This would go against the NPPF and may cause significant harm to any GI which is of biodiversity value.	+	<p>The NPPF supports the provision of open space and Green Infrastructure. It states that: <i>“Local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green Infrastructure”.</i></p> <p>Whilst this approach would cover the main issues or this objective, it is open to interpretation and therefore there is more potential for tensions to evolve in its application</p>	++	<p>Green Infrastructure is exceptionally important for biodiversity to support wildlife corridors and linking different spaces together.</p> <p>Including these areas within the protected GI would ensure that the areas with most value are protected.</p> <p>Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.</p>
9	Use land	<ul style="list-style-type: none"> Re-use previously developed land; 	-	This would not protect areas	++	This would have a significantly	++	This would have a significantly positive

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	resources efficiently and safeguard their quality	<ul style="list-style-type: none"> 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. 		recognised to have important land resources		positive impact on ensuring the best use of land by protecting the functional Green Infrastructure.		impact on ensuring the best use of land by protecting the functional Green Infrastructure.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No clear link/no significant effect	+	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.	+	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.
11	Reduce waste generation 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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	-	This would go against the NPPF approach and not protect important spaces which may buffer development which could cause negative impacts on air quality for residents.	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p> <p>The protection of these resources therefore should have an overall positive impact. However, this approach lacks a local focus and therefore is open to interpretation which may cause tension over its application.</p>	++	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>
13	Minimise	<ul style="list-style-type: none"> Reduce risk of flooding; 	--	This goes against the NPPF approach.	+	The NPPF fully supports minimising	++	Green Infrastructure in York has an

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	flood risk and reduce 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). 		This could potentially make important areas for flood mitigation open for debate and could have potentially significant negative effect over the long-term..		flood risk and maximising flood mitigation. Green infrastructure can play a key role in this and it is likely to have a positive impact over the long-term..	important has a multi-functional role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	-	This is likely to have a negative impact on the character and setting of the city given that they form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	++ It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.
15		<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	-	This is likely to have a negative impact on the character and setting of the city given that they form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	++ It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.
General		<p>Option 1 is likely to have significantly negative effects on the provision of open space and green infrastructure causing harm to social, environmental and economic objectives. It also goes against the NPPF.</p> <p>The NPPF approach is likely to have positive impacts on the provision of openspace and green infrastructure. The guidance should ensure that it is recognised for its ability to improve health and well-being and deliver connectivity. However, it lacks a local focus and therefore is open to interpretation which may cause tensions upon the application of it for policy.</p> <p>Option 3 is likely to provide the most long-term benefits for the provision of open space and green infrastructure. This would build upon the benefits of the NPPF approach but include a local perspective.</p>					
Preferred Approach		<p>Option 3: Provide local level policy to protect existing recreational openspace/green infrastructure</p> <ul style="list-style-type: none"> This option is likely to have positive social benefits by ensuring that spaces which have identified functions will be protected. This would have positive effects for health and well-being as well as connectivity and accessibility to the wider city. Green Infrastructure can have positive benefits for the economy by making the city an attractive place to live and work as well as invest. /Openspace.Green Infrastructure has a multitude of benefits for the environment and general protection of the ones with identified functions should have a positive impact on flood risk, climate change mitigation and adaptation, biodiversity and the overall character and setting of the city. 					

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

Recommendations	None
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New Open Space											
SA Objective			Option 1: Require all new developments to incorporate on-site Open space provision		Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision		Option 3: Require all new development to contribute to off-site Open Space provision		Option 4: Require only major development (strategic sites >5ha) to contribute to off-site Open Space provision		
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. 	-	Whilst this should be significantly positive, it would not be practical for all sized development to contribute to openspace provision. Smaller sites would need to maximise their potential for housing and should encourage access to existing facilities.	+	Strategic sites would develop a significant amount of new housing. In response this would require new openspace to be delivered to ensure that people had access to recreation and leisure opportunities. Openspace delivery should be proportionate to the amount of population on the new sites and be a range of types to maximise the benefits for the resident population.	+	-	This would be the best options for small sites to ensure that facilities elsewhere are not over burdened by an increase in development or population. However, larger sites should plan in openspace to maximise accessibility.	-	Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts for local residents in the long-term.
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 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. 	+	-	In order to maximise people's health and well-being, it is important to have access to areas for recreation and leisure. Whilst this should be significantly positive, it would not be practical for all sized development to contribute to openspace provision. Smaller sites would need to maximise their potential for	++	In order to maximise people's health and well-being, it is important to have access to areas for recreation and leisure. Given that strategic sites would develop a significant amount of new housing, local openspace would be required to ensure that people had access to recreation and leisure opportunities. In order to maximise this, openspace delivery should be proportionate to the	-	This would be the best options for small sites to ensure that facilities elsewhere are not over burdened by an increase in development or population. This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and equality objectives.	-	Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts for local residents in the long-term. However, openspace may be directed to places which currently

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				housing and should encourage access to existing facilities.		amount of population on the new sites and be a range of types. Further more, visual amenity has an overall positive impact on well-being.		However, openspace may be directed to places which currently have deficiencies and could have a positive impact on existing residential areas. However, lack of visual amenity of site could cause harm in the long-term for overall well-being. Larger sites should also plan in openspace to maximise accessibility.		have deficiencies and could have a positive impact on existing residential areas. However, lack of visual amenity as well as recreational space on larger sites could cause harm in the long-term for overall health and well-being.
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
4	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. 	+ -	Including openspace in all development would make the city an attractive place to live and work due to visual amenity and ensuring the quality of urban space. However, limiting the developable footprint is likely to have significant impacts on the viability on development, particularly small sites.	+	Including openspace in strategic sites development would form part of the overall green infrastructure/public realm strategy and make the site an attractive place to live due to visual amenity and ensuring the quality of urban space as well as recreational opportunity.	+	Offsite contributions are likely to improve the viability of development for small sites. However, larger sites are likely to require public realm schemes to ensure a high quality environment. This approach may make this less visually attractive and desirable place to live having a negative impact on the scheme.	+	Larger sites are likely to require public realm schemes to ensure a high quality environment. This approach may make strategic sites less visually attractive and desirable places to live limiting the viability of the overall scheme.
5	Help deliver	<ul style="list-style-type: none"> Address existing imbalances of equality, 	+ -	Whilst this should be	++	Strategic sites would	+ -	This would be the best	-	Strategic sites would

KEY	++	+	0	?	-	Very negative impact likely	I			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	equality and access to all	<ul style="list-style-type: none"> 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. 		significantly positive, it would not be practical for all sized development to contribute to openspace provision. Smaller sites would need to maximise their potential for housing and should encourage access to existing facilities.		<p>develop a significant amount of new housing. In response to this, there would be new requirements for openspace to be delivered to ensure that people had access to recreation and leisure opportunities. Openspace delivery should be proportionate to the amount of population on the new sites and be a range of types to maximise the benefits for the resident population.</p> <p>Not all types of openspace may be able to be delivered on site but the larger the site, the more combination of openspace that could be included. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city.</p>		options for small sites to ensure that facilities elsewhere are not over burdened by an increase in development or population. However, larger sites should plan in openspace to maximise accessibility.		develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts for local residents in the long-term.
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. 	+	<p>This would minimise the need for longer distance trips to openspace.</p> <p>The amount of openspace and the opportunities for recreation that it presents would be different depending on the size of site.</p>	++	<p>Strategic sites would develop a significant amount of new housing. In response to this, the development of on-site provision would be positive to minimise the need for longer distance trips to openspace/ recreational opportunities. Furthermore, larger</p>	-	<p>This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation.</p> <p>Furthermore, this may limit opportunities for the site to contribute to</p>	--	<p>Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts accessibility and minimising trip</p>

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				However there is an opportunity to improve physical connections using green infrastructure. This could have positive implication for accessibility..		schemes offer the potential to incorporate Green Infrastructure strategies, which can diversify the range of physical connections to existing and new locations.		the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.		generation. Furthermore, this may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.
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 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. 	++	Positive impacts for climate change would be gained through minimising trip generation and contributing to green infrastructure.	+	Positive impacts for climate change would be gained through minimising trip generation and contributing to green infrastructure.	-	<p>This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation.</p> <p>Furthermore, this may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.</p>	--	<p>Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts accessibility and minimising trip generation.</p> <p>Furthermore, this may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.</p>
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green 	++	Positive impacts to biodiversity would be gained through improving connectivity to green infrastructure and improving wildlife corridors and making open space	++	Positive impacts to biodiversity would be gained through improving connectivity to green infrastructure and improving wildlife corridors and making open space multifunctional.		<p>This would reduce the capability of the developments to improve biodiversity on site.</p> <p>However, it may be able to contribute elsewhere in the city, depending on</p>		<p>This would reduce the capability of the developments to improve biodiversity on site.</p> <p>However, it may be able to contribute elsewhere in the city, depending on</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	accessible high quality and connected natural environment	infrastructure and the natural environment; • Provide opportunities for people to access the natural environment.		multifunctional.				its location.		its location.
9	Use land resources efficiently and safeguard their quality	<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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
12	Improve air quality	<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 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	-	-				
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		the car.									
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). 	I +	Incorporation of openspace could have a positive effect on flood mitigation by allowing areas to either be flooded or for maintaining drainage capacity.	I +	Incorporation of openspace could have a positive effect on flood mitigation by allowing areas to either be flooded or for maintaining drainage capacity.	I -	Reducing openspace could put pressure on mitigating flood risk, particularly on surface water drainage. Due to this, further investment may be required and this could impact on viability.	I -	Reducing openspace could put pressure on mitigating flood risk, particularly on surface water drainage. Due to this, further investment may be required and this could impact on viability.	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city.	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city.	-	Openspace is a key characteristic of York. Not incorporating this on all sites may conflict with the principle characteristics of the city such as its massing, urban structure and landscape. The severity of this impact is likely to depend on the location and size of development.	--	Openspace is a key characteristic of York. Not incorporating this on strategic sites would conflict with the principle characteristics of the city such as its massing, urban structure and landscape. This would have a significantly detrimental impact on the character and setting of the new development.	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city.	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city.	-	Openspace is a key characteristic of York. Not incorporating this on all sites may conflict with the principle characteristics of the city such as its massing, urban structure and landscape. The severity of this impact is likely to depend on the location and size of development.	--	Openspace is a key characteristic of York. Not incorporating this on strategic sites would conflict with the principle characteristics of the city such as its massing, urban structure and landscape. This would have a significantly detrimental impact on the character and setting of the new development.	
General			<p>Option 1 is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also likely to have positive social effects by maximising accessibility but in contrast, negative effects on the overall practical development and viability of the site.</p>								

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>Option 2 would include openspace on all strategic sites. Similarly to option 1, this is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also likely to have positive social effects by maximising accessibility on the new development ensuring no undue pressure on existing sites. It is acknowledged that not all types of openspace may be able to be delivered on site but the larger the site, the more combination of openspace that could be included. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city.</p> <p>Options 3 and 4 are likely to experience and increase in development viability, particularly for option 3 on smaller schemes. However, this could have impacts on accessibility if the openspace is not provided in a required distance and may put pressure on existing openspace locations. Furthermore, these options could have negative effects on the character and setting of the any new development by not reflecting the existing urban landscape or massing in relation to buildings and spaces as per the principle heritage characteristics unique to the city.</p>						
Preferred Approach	<p>Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision</p> <ul style="list-style-type: none"> This is likely to have long-term positive benefits for peoples' health through the incorporation of accessible openspace on site. It also has the potential to contribute to an overall Green Infrastructure scheme with a multifunctional purpose. In order to maximise these benefits, the openspace should be proportional to the site size and the population who will inhabit it. The viability of a scheme over 5ha is likely to be more attractive through the incorporation of openspace even though it reduces the overall developable area. Openspace should contribute towards an overall high quality environment which is an attractive place to live. This option is likely to make a long-term positive contribution to environmental objectives as it could help improve accessibility helping to minimise trip generation, potentially via integrated green infrastructure. It should also enable improvements to biodiversity and wildlife corridors around the city as well as enabling the development to reflect existing key landscape characteristics. 						
Recommendations	<ul style="list-style-type: none"> In order to maximise these benefits, the openspace should be proportional to the site size and the population who will inhabit it. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city 						

SECTION 18:GREEN BELT

	Approach To Development In the Green Belt	Approach to Exceptions Sites in the Green Belt
SA Objective	Option 1: Rely on the National Planning Policy Framework to guide development in the Green Belt	<p>Option 2 Provide local policy to guide new development or building reuse in the Green Belt</p> <p>Option 1 Do not permit exception sites for affordable housing in the Green Belt</p> <p>Option 2 Remove existing settlements from the Green Belt to enable infill/exception sites</p> <p>Option 3 Provide local criteria for infill/exception sites in the Green Belt</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
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. 	?	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, including limited affordable housing provision. This could reduce opportunities for small-scale housing development to meet local need and would therefore have uncertain impacts on this objective.	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable small-scale housing development to meet local need. It would therefore have uncertain impacts on this objective.	-	Not permitting exception sites for affordable housing in the Green Belt would have a negative impact on this objective, as small-scale housing development to meet local need in Green Belt locations would be restricted.	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to small-scale housing development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for housing development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling suitable small-scale housing development that meets local need to be permitted.
2	Improve the health and 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; 	+ ?	Preventing inappropriate development in the Green Belt has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the	+ ?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be	+	Not permitting exception sites for affordable housing would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside	- +	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since access to formal or informal openspace within the settlements could be compromised. It	+	It is assumed that local criteria would not permit infill/exception sites on openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect

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		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		well-being of residents, very special circumstances also apply to outdoor sports facilities. However, it could reduce opportunities for health development associated with The Retreat/Stockton Hall Hospital and would therefore have uncertain impacts on this objective.		<p>permitted. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. However, depending on implementation this could further restrict or enable opportunities for health development associated with The Retreat/Stockton Hall Hospital and would therefore have uncertain impacts on this objective.</p>		is a recreational resource and continued access to it will contribute to the well-being of residents.		would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital to be permitted which could have a positive effect.		since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. It would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital to be permitted.
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This could reduce opportunities for education development associated with Askham Bryan College/College of	?	<p>It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further</p>	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would allow appropriate education development associated with Askham Bryan College/College of Law and therefore have a positive effect.	+	<p>It is assumed that local criteria would allow appropriate education development associated with Askham Bryan College/College of Law to be permitted and therefore have a positive effect.</p>

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

				Law and would therefore have uncertain impacts on this objective.		restrict or enable education development associated with Askham Bryan College/College of Law. It would therefore have uncertain impacts on this objective.						
4	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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This could reduce opportunities for small-scale employment development to meet local need and would therefore have uncertain impacts on this objective.	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable small-scale employment development to meet local need. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to small-scale employment development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for employment development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling suitable small-scale employment development that meets local need to be permitted.
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; 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt	?	It is assumed a local policy would seek to restrict inappropriate development in	-	Not permitting exception sites for affordable housing in the Green Belt would have a	+	Removing existing settlements from the Green Belt to enable infill/exception sites	+	It is assumed that local criteria would permit infill/exception sites for affordable

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
		<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		and should not be approved except in very special circumstances. This could reduce opportunities for housing or services/facilities development to meet local need and would therefore have uncertain impacts on this objective.		the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable housing or services/facilities development to meet local need. It would therefore have uncertain impacts on this objective.	0	negative impact on this objective, as affordable housing development to meet local need in Green Belt locations would be restricted.	+	would have a positive effect on this objective since there would be no Green Belt restriction to housing or services/facilities development to meet local need.	+	housing or services/facilities development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling housing or services/facilities development that meets local need to be permitted.
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, including local transport infrastructure. It could however reduce opportunities for accessible development to meet local need and would therefore have uncertain	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable accessible development to meet local need.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to enabling accessible development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on

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				impacts on this objective.		It would therefore have uncertain impacts on this objective.					this objective by enabling accessible development that meets local need to be permitted.	
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 effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes the wider environmental benefits of renewable energy development relying on the NPPF will have no significant effect on this objective.	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable renewable energy development. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to renewable energy related development.	+	It is assumed that local criteria would permit renewable energy development providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	+	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Preventing inappropriate development in the Green Belt has a positive effect since green infrastructure	+	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. This has a positive effect since green	+	Not permitting exception sites for affordable housing would help to protect green infrastructure and so has a positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within the	+	It is assumed that local criteria would not permit infill/exception sites on green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment.

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				will be protected.		infrastructure will be protected.			settlements could be compromised.				
9	Use land resources efficiently and safeguard their quality	<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. 	+	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes reuse of previously developed land relying on the NPPF will have no significant effect. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected.	?	+	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable the reuse of previously developed land. It would therefore have uncertain impacts on this objective. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected	+	Not permitting exception sites for affordable housing would help to protect agricultural land and allotments and so has a positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within the settlements could be compromised.	+	It is assumed that local criteria would not permit infill/exception sites on agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.	?		It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no	+	It is assumed that local criteria would permit infill/exception sites for York Sewage Treatment Works and Elvington Water Treatment Works

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
				Since this includes engineering operations and waste related development relying on the NPPF will have no significant effect on this objective.	on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable development associated with water treatment works or sewage treatment works. It would therefore have uncertain impacts on this objective.		Green Belt restriction to water treatment works or sewage treatment works related development.	providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.				
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. 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes waste related development relying on the NPPF will have no significant effect on this objective.	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to waste related development.	+	It is assumed that local criteria would permit infill/exception sites for waste related development providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a

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

					or enable waste related development. It would therefore have uncertain impacts on this objective.						positive effect on this objective by enabling such development to be permitted.	
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. 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes local transport infrastructure relying on the NPPF will have no significant effect on this objective.	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable local transport infrastructure development. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	---						
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Relying on NPPF policy will therefore have a positive effect.	++	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a very positive effect.	++	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.	---	Removing existing settlements from the Green Belt to enable infill/exception sites could have a very negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within the settlements could be compromised.	+	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be	++	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with	++	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within	+	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				approved except in very special circumstances. Relying on NPPF policy will therefore have a positive effect.	specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a very positive effect.		the settlements could be compromised.
General	<p>APPROACH TO DEVELOPMENT IN THE GREEN BELT</p> <p>For both alternatives there are positive effects related to protecting access to the countryside and green infrastructure from inappropriate development. However, there are also uncertainties in relation to the social and economic objectives, which is due to the tensions between needing to provide enough new land for housing and employment development to meet local need whilst protecting the Green Belt. For the local policy option, depending on how this is implemented, it could further restrict or enable development related to water, waste and renewable energy that may need to be located within the Green Belt. It would also provide greater clarity with respect to when very special circumstances exist to permit development, resulting in a very positive effect on the historic environment.</p> <p>APPROACH TO EXCEPTION SITES IN THE GREEN BELT</p> <p>The option of not permitting exception sites for affordable housing the Green Belt would have a negative impact on the housing and equality objectives since affordable housing development to meet local need would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York.</p> <p>Removing existing settlements from the Green Belt to enable infill/exception sites or providing local criteria to guide infill/exception sites will have a positive effect on the social and economic objectives by enabling development to meet local need whilst still protecting the Green Belt. It would also enable development related to water and waste that may need to be located within the Green Belt. However, the option of removing settlements that fall within the Green Belt could have a negative effect since openspace, green infrastructure, allotments or agricultural land that fall within the settlement boundaries could be compromised. Given the role of the Green Belt to preserve the setting and special character of York removing the settlements from the Green Belt could result in a very negative effect on its historic environment. A local policy would result in a positive effect in respect of all relevant environmental objectives.</p>						
Preferred Approach	<p>APPROACH TO DEVELOPMENT IN THE GREEN BELT</p> <p>It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a positive effect on the environmental objectives including a very positive effect on the historic environment. Implementation of this policy could further restrict or enable housing and employment development to meet local need or development related to water, waste and</p>						

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

	<p>renewable energy resulting in uncertain impacts on the economic and social objectives.</p> <p>APPROACH TO EXCEPTION SITES IN THE GREEN BELT</p> <p>It is assumed that local criteria would permit infill/exception sites for housing and employment development that meets local need as well as development related to waste and water providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would result in a positive effect in respect of all relevant economic, social and environmental objectives.</p>
Recommendations	<p>Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, to address uncertainties and ensure positive effects are fully realised careful consideration should be given to policy wording in respect of balancing the need for housing and employment development to meet local need or development related to water, waste and renewable energy against the need to protect the role of the Green Belt.</p>

Approach to Major Developed Sites in the Green Belt										
SA Objective			Option 1: Do not permit major developed sites in the Green Belt	Option 2: Remove existing major developed sites from the Green Belt to enable infill	Option 3: Provide local criteria for major developed sites in the Green Belt	Option 4: Require the minimum built threshold for major developed sites to be less than 3000 sq. m				
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. 	-	Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely						
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	-	Not permitting major developed sites would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. However, this would restrict opportunities for health development associated with The Retreat/Stockton Hall Hospital, which would have a negative effect.	-	+	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since access to formal or informal openspace within these areas (e.g. York Racecourse) could be compromised. It would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted which could have a positive effect.	+	It is assumed that local criteria would not permit infill on openspace within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. It would also allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
3	Improve education, skills development and training for an effective workforce	<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. 	-	-	This could reduce opportunities for education development associated with Askham Bryan College/College of Law and would therefore have a negative effect on this objective.	+	+	Removing existing major developed sites from the Green Belt to enable infill would allow appropriate education development associated with Askham Bryan College/College of Law and therefore have a positive effect.	+	It is assumed that local criteria would allow appropriate education development associated with the Askham Bryan College/College of Law to be permitted and therefore have a positive effect.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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; 	-	-	This could reduce opportunities for small-scale employment development to meet local need and would therefore have uncertain impacts on this objective.	+	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to employment development within them.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
		<ul style="list-style-type: none"> Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 					encroachment is not compromised. This would have a positive effect by enabling suitable employment development to be permitted.			
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. 	-	Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
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. 	-	Not permitting any major developed sites in the Green Belt could reduce opportunities for accessible development to meet local need and would therefore have a negative effect on this objective.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to enabling accessible development to meet local need or providing transport related infrastructure.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling accessible development to meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
7	To minimise greenhouse gases that cause climate change and deliver a	<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 	0	Since the NPPF allows for renewable energy development in the Green Belt under certain circumstances not permitting major	+	Removing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no	+	It is assumed that local criteria would permit renewable energy development providing the overall purpose of York's Green Belt is to preserve the	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-		-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented		
	managed response to its effects	<ul style="list-style-type: none"> 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. 		developed sites will have no significant effect on this objective.		Green Belt restriction to renewable energy related development.		setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.		
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	+	Not permitting major developed sites would help to protect green infrastructure and so has a positive effect on this objective.	-	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on green infrastructure within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
9	Use land resources efficiently and safeguard their quality	<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. 	+	Not permitting major developed sites could help to protect agricultural land and allotments and so has a positive effect on this objective.	-	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within them could be compromised.	+	It is assumed that local criteria would not permit infill on agricultural land or allotments within major developed sites that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	Since the NPPF allows for engineering operations (assumed to include water and waste developments) in the Green Belt not	+	Removing existing major developed sites from the Green Belt to enable infill (including York Sewage Treatment Works and Elvington Water	+	It is assumed that local criteria would permit infill at York Sewage Treatment Works and Elvington Water Treatment Works providing the overall purpose of	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
				permitting major developed sites will have no significant effect on this objective.		Treatment Works) would have a positive effect on this objective since there would be no Green Belt restriction to water treatment works or sewage treatment works related development.		York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.		
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. 	0	Since the NPPF allows for engineering operations (assumed to include waste developments) in the Green Belt not permitting major developed sites will have no significant effect on this objective.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to waste related development within their boundaries.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling waste related development to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
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 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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

		could result in negative impacts on the health of future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
14	Conserve or enhance York's historic environment, 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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	++	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.	--	Removing major developed sites from the Green Belt to enable infill could have a very negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	++	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.	-	Removing major developed sites from the Green Belt to enable infill could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
General			<p>The option of not permitting major developed sites in the Green Belt would have a negative impact on the economic and social objectives since development to meet the needs of the population would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York.</p> <p>Removing exiting major developed sites from the Green Belt to enable infill or providing local criteria to guide infill of such sites will have a positive</p>							

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

	<p>effect on the social and economic objectives by enabling development to meet local need whilst still protecting the Green Belt. It would also enable development related to water and waste infrastructure that may need to be located within the Green Belt. However, the option of removing existing major development sites that fall within the Green Belt could have a negative effect since openspace, green infrastructure, allotments or agricultural land that fall within the boundaries of these sites could be compromised. Given the role of the Green Belt to preserve the setting and special character of York removing the existing major developed sites from the Green Belt could result in a very negative effect on its historic environment. A local policy would result in a positive effect in respect of all relevant environmental objectives.</p> <p>The option related to the minimum built threshold for major developed sites will not influence the type of development permitted. However, a threshold of less than 3000 sq m would mean more sites could be considered as "major developed sites" which would increase the positive social and economic effects predicted for Options 2 and 3 but also the negative environmental effects since more land would be at risk of inappropriate development.</p>
Preferred Approach	It is assumed that local criteria would permit infill on land within major developed sites providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would result in a positive effect in respect of all relevant economic, social and environmental objectives.
Recommendations	Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, to address uncertainties and ensure positive effects are fully realised careful consideration should be given to policy wording in respect of balancing the need for development on existing major developed sites against the need to protect the role of the Green Belt.

SECTION 19: FLOOD RISK MANAGEMENT

Approach to new development										
SA Objective			Option 1: Restrict all new development in the flood plain	Option 2: Restrict all new development on Greenfield sites in the floodplain	Option 3: Rely on NPPF to guide development in the floodplain	Option 4 Provide local policy to guide development in the flood plain				
1	To meet the diverse housing needs of the population in a	<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; 	?	This option could potentially reduce the amount of land available for development for housing, which would mean that impacts on this objective are	?	Restricting all new development on Greenfield sites in the floodplain would reduce the amount of land available for new housing and would therefore have	?	The NPPF seeks to locate all new development away from areas at highest risk of flooding. This could potentially reduce the amount of land available for housing, which would	?	It is assumed that a local policy would seek to restrict development in the floodplain, which could reduce the amount of land available for new housing. Impacts on this

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	sustainable way.	<ul style="list-style-type: none"> Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		uncertain.		uncertain impacts this objective.		therefore have uncertain impacts on this objective.		objective are therefore uncertain.
2	Improve the health and well-being of York's population	<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. 	+	There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	+	There would be positive impacts on this objective since it would prevent development on Greenfield sites in the floodplain and ensure that human health was not adversely impacted by flooding.	+	There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	+	It is assumed that a local policy would seek to restrict development in the floodplain, which would impact positively on human health since it would reduce the risk of health problems from flooding.
3	Improve education, skills 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. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
4	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. 	?	This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	?	This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	?	The NPPF seeks to locate all new development away from areas at highest risk of flooding. This could potentially reduce the amount of land available for economic development, which would therefore have uncertain impacts on this objective, as it could restrict growth.	?	It is assumed that a local policy would seek to restrict development in the floodplain, which could reduce the amount of land available for economic development, as it could restrict growth. Impacts on this objective are therefore uncertain.
5	Help deliver equality and access	<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; 	+	Restricting development in the floodplain would promote safety and security for people and	+	Restricting development in the floodplain would promote safety and security for people and or	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an	+	It is assumed that a local policy would seek to restrict development in the floodplain, which

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	to all	<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		or property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact.		property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact		approach would promote safety and security for people and property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact		would promote safety and security for people and or property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact
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. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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 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. 	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, preventing development in the floodplain would help to manage a response to this and have a positive and permanent long term impact on this objective.	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, preventing development on Greenfield land in the floodplain would help to manage a response to this and have a positive and permanent long term impact on this objective.	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, and that NPPF seeks to locate development away from areas of high risk of flooding, this option would have positive and permanent long term impacts on managing the adverse impacts of climate change.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Since an increased risk of flooding can be one of the adverse consequences from climate change, this option would have positive and permanent long term impacts on managing the adverse impacts of climate change.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected	<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 	+	Restricting development on land in the floodplain would prevent this land from being developed, which would help to conserve the natural environment on these sites and have a permanent and positive long term impact on this objective.	+	Restricting development on Greenfield land in the floodplain would prevent Greenfield land from being developed, which would help to conserve the natural environment on these sites and have a permanent and positive long term impact on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to conserve the natural environment on this land and have a permanent and positive long term impact on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to conserve the natural environment on this land and have a permanent and positive long term impact on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	natural environment	access the natural environment.								
9	Use land resources efficiently and safeguard their quality	<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. 	+	Restricting development on land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	Restricting development on Greenfield land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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; 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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). 	++	Preventing development in the floodplain would directly mirror this objective and therefore have very positive and permanent long term impacts.	++	Preventing development on Greenfield land in the floodplain would directly mirror this objective and therefore have very positive and permanent long term impacts.	++	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would directly mirror and objective and therefore have very positive and permanent long term impacts.	++	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would directly mirror this objective and therefore have very positive and permanent long term impacts.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	Preventing development in the floodplain would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	Preventing development on Greenfield land in the floodplain would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Preventing development in the floodplain would help to conserve York's natural and built landscape by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term	+	Preventing development on Greenfield in the floodplain would help to conserve York's natural and built landscape by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect York's natural and built environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect York's natural and built environment by ensuring that development in the floodplain did not increase the risks of

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			impact on this objective.	positive long term impact on this objective.		would have a permanent and positive long term impact on this objective.	flooding elsewhere. This would have a permanent and positive long term impact on this objective.
General	All of the alternative options have a number of positive impacts since restriction/preventing development in the floodplain would help to protect the environment, people and property from the adverse consequences of flooding. There are some uncertainties in relation to the economic and housing objectives, which is due to the tensions between having enough new land available for development and preventing/reducing the risks of flooding.						
Preferred Approach	Overall, the performance is similar to the alternatives. It is assumed that a local level policy to guide development would seek to restrict development in the floodplain. This would have a number of positive impacts, particularly for the environment since the adverse consequences of flooding would be mitigated. In common with other options, uncertainties in relation to the housing and economic objectives are inevitable given the tension between having enough land available for development and preventing/reducing risks of flooding.						
Recommendations	As no adverse impacts were identified from the preferred option no mitigation is considered necessary.						

Flood Mitigation Measures								
SA Objective			Option 1 Relay on NPPF to guide flood mitigation/surface water drainage/groundwater protection measures		Option 2 Require all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures		Option 3: Require all new development to contribute to long term climate change adaptation measures.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
2	Improve the health and well-being of York's population	<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 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 						
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
6	Reduce the need to travel and deliver a	<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; 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	sustainable integrated transport network	<ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding. Since flooding can be one of the adverse consequences of climate change this would help deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+	Requiring all new development to adopt specified flood mitigation measures would help to deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+	Requiring all new development to contribute to long term climate change adaption measures would help to minimise greenhouse gas emissions and deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding. This will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+	Requiring all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. Such an approach would help to protect the natural environment from flooding and therefore have positive and permanent long term impacts upon this objective.
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant effect/no clear link	0	No significant effect/no clear link	0	No significant effect/no clear link
10	Improve	<ul style="list-style-type: none"> Conserve water resources and quality; 	?	Relying on the NPPF to guide flood	+	Requiring all new development to	+	It is assumed that requiring all new

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	water efficiency and quality	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		mitigation/surface water drainage/groundwater protection measures would have uncertain impacts on this objective, since the NPPF does not include anything specific in relation to water efficiency and quality.		adopt groundwater protection measures would help to avoid pollution or adverse impacts on ground water from new development. This would also help to improve the quality of groundwater and have permanent and positive long term impacts upon this objective.	development to contribute to long term climate change adaptation measures would include water conservation, giving positive and permanent long term impacts on this objective.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	No significant effect/no clear link.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	No significant effect/no clear link.
13	Minimise flood risk and reduce the impact of flooding to people	<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). 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and that local plans should develop policies to manage flood risk from all sources. Reliance on the NPPF to guide flood mitigation would therefore have positive and permanent long	++	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk to people and property in York and have very	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. There would therefore be

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	and property in York			term impacts on this objective.		positive and permanent long term impacts on this objective.		positive and permanent long term impacts upon this objective.
14	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; • Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and requires that local plans should develop policies to manage risks of flooding from all sources, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk and also to reduce risks of flooding elsewhere, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	It assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. This would help to reduce risks of flooding elsewhere, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Conserve 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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and that local plans should develop policies to manage risks of flooding from all sources, which would help to conserve York's natural and built landscape by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk and also to reduce risks of flooding elsewhere, which would help to conserve York's natural and built landscape. There would therefore be permanent and positive long term impacts upon this objective.	+	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing the impact of flooding. This would help to reduce risks of flooding elsewhere, which would help to conserve York's natural and built environment. There would therefore be permanent and positive long term impacts upon this objective.
General			For the two alternative options there would be a number of positive environmental impacts since both options would help to reduce the risk of flooding and would help to protect people and property, and also the environment from the adverse consequences of flooding. There are no significant effects/clear links in relation to the economic and housing objectives.					
Preferred Approach			The preferred approach would have positive impacts on the environmental objectives since it would help to reduce the chance of flooding and provide mitigation for the adverse consequences from flooding, thereby protecting York's environment. There is no significant effect/clear link in relation to housing and economic objectives. There will though, be some positive social impacts since people and property will be protected from the adverse consequences of flooding.					
Recommendations			As no negative impacts from the preferred option have been identified no mitigation is therefore considered necessary.					

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

SECTION 20: CLIMATE CHANGE

Renewable and Low Carbon Energy Development										
SA Objective			Option 1: Restrict renewable and low carbon energy development	Option 2: Rely on NPPF to guide renewable and low carbon energy development	Option 3: Provide generic local criteria/locations to guide for renewable and low carbon energy development	Option 4: Provide detailed local criteria/identify sites to guide renewable and low carbon energy development.				
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. 	?	This option could have uncertain impacts on this objective since it may restrict development of energy efficient/low carbon homes.	+	The NPPF requires local planning authorities to <i>'design their policies to maximise renewable and low carbon energy development'</i> . This will help to provide energy efficient/low carbon homes and have a positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.
2	Improve the health and well-being of York's population	<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. 	-	Restricting renewable energy development could have adverse impacts upon the Health and well-being of York's population since it would not help to reduce greenhouse gas emissions. There would therefore be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This will help to reduce greenhouse gas emissions and combat the adverse consequences of climate change, which would have positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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. 	-	Restricting renewable and low carbon energy development would prevent job opportunities and training in the renewable energy sector. This would have a negative, permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create training opportunities in the renewable energy sector and have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	-	Restricting renewable and low carbon energy development would prevent the potential creation of job opportunities in the renewable sector. This would have a negative and permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create jobs in the renewable energy sector and deliver growth of a sustainable low carbon economy. There would therefore be positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.
5	Help deliver equality and access to all	<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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Negative impact likely	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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 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. 	-	Restricting renewable and low carbon energy development would not help to minimise greenhouse gas emissions and would be directly contrary to this objective, and have negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/locations will include support for renewable energy and low carbon development. This will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.		
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect the natural environment in York and have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the natural environment and so impacts on this objective are uncertain.	?	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's natural environment, which would have positive and permanent long term impacts on this objective.		
9	Use land resources efficiently and safeguard their quality	<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; 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link		

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
		<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 								
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	-	Restricting renewable and low carbon energy development would not promote and increase resource efficiency. This would have negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.
12	Improve air quality	<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. 	-	Restricting renewable and low carbon energy would not help to improve air quality. This would not help in respect of reducing the existing air quality problems. There would be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to improve air quality in York, which will be particularly welcome given the problems with air quality. There will therefore be positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.
13	Minimise flood risk and reduce the impact of	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; 	-	Since climate change can be one of the adverse	+	Since flooding can be one of the adverse consequences of climate	+	It is assumed that generic local criteria/locations of	+	It is assumed that detailed local criteria/identification of sites will include

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		consequences of climate change, restricting renewable energy development would not help combat climate change. This could have adverse impacts on this objective.		change, reliance on the NPPF, which supports low carbon and renewable energy development, will have a positive and permanent long term impact on this objective.		sites will include support for renewable energy and low carbon development. This will help to combat the adverse consequences of climate change, which includes flood risk, and therefore have a positive and permanent long term impact on this objective.		support for renewable energy and low carbon development. This will help to combat the adverse consequences of climate change, which includes flood risk, and therefore have a positive and permanent long term impact on this objective.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect York's historic environment and have positive and permanent long term impacts on this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the York's historic environment and so impacts on this objective are uncertain.	+	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's historic environment, which would have positive and permanent long term impacts on this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect York's natural and built environment and have positive and permanent long term impacts on this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the York's natural and built environment and so impacts on this objective are uncertain.	+	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's natural and built environment, which would have positive and permanent long term impacts on this objective.
General			Option 1 has a number of negative impacts, which would be expected since a restriction on renewable and low carbon energy							

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>development would not help to reduce greenhouse gas emissions or mitigate the adverse consequences of climate change. This would have adverse impacts upon the environment. There would also be adverse economic impacts since restricting renewable and low carbon energy development would restrict job creation and training opportunities in the renewable energy sector, and also adversely impact upon the growth of York.</p> <p>Option 2 has a range of positive impacts. There is support in the NPPF for renewable energy and low carbon development; this would have positive and permanent long term environmental impacts through helping to mitigate the adverse impacts of greenhouse gas emissions and climate change. There are also positive impacts upon the economy since support for renewables and low carbon will help to create jobs in the renewable energy sector and increase growth.</p> <p>Option 4 also has a range of positive impacts since it is assumed that providing detailed local criteria/identify sites will afford protection for the environment and help to avoid the adverse consequences of climate change. There will also be positive economic impacts since this option will help to facilitate renewable energy developments, which will help to create jobs in the renewable energy sector and increase growth in the economy.</p>						
Preferred Approach	<p>There are some positive environmental impacts from this development since this option will help to facilitate renewable energy development, which will help to combat the adverse consequences of climate change. There are also some uncertain impacts since it is unclear whether generic criteria would include sufficient detail on environmental protection. There would also be positive social impacts since human health would be improved through the facilitation of renewable energy and low carbon developments, since these would help to reduce greenhouse gas emissions and combat the adverse consequences of climate change.</p> <p>There will be positive economic impacts since this option will help to facilitate renewable energy development, which will help to create jobs in the renewable energy sector and will help to increase growth.</p>						
Recommendations	<p>To avoid some of the uncertain impacts from the preferred option it is recommended that the generic local criteria includes appropriate safeguards for the environment to ensure that there are no adverse environmental impacts from renewable and low carbon energy development.</p>						

Code for Sustainable Homes										
SA Objective			Option 1: Set targets at CSH Level 1-3 or equivalent (do nothing option)		Option 2: Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led		Option 3: Set targets at CSH Level 5-6 or equivalent (zero carbon option)		Option 4: Set targets at CSH Level 5-6 or equivalent for only major developments	
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 	-	The do nothing option would not help to deliver sustainable homes and would not have positive impacts upon this objective.	+	This option would help to deliver sustainable homes which would help to have a positive and long term permanent impact on this objective.	+	This option would help to deliver sustainable homes which would help to have a positive and long term permanent impact on this objective.	+	This option would help to deliver sustainable homes for larger housing developments, which would help to ensure that people live in good quality homes and have a positive and long term

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			Very negative impact likely	Positive or negative impact depending on how it is implemented	
		Travellers and Showpeople.							permanent impact on this objective.	
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	-	The do nothing option would not improve the health and well-being of the population of York as it would maintain the current status quo.	+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.	+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.	+	This option would help to deliver sustainable homes for larger housing developments, which would help to ensure that people live in good quality homes and have a positive and long term permanent impact on this objective.
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. 	-	The do nothing option would not create new training opportunities through new sustainable homes and therefore would not impact positively on this objective.	+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.	+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.	+	This option would help to deliver sustainable homes for larger housing developments, and thus provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	-	The do nothing option would not create new job opportunities and not help the economy to grow. There would therefore not be positive impacts on this objective.	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes, as part of larger housing developments. This would help to grow the economy and have

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					impacts on this objective.		impacts on this objective.		positive and permanent long term impacts on this objective.	
5	Help deliver equality and access to all	<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. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	-	The do nothing option would not help to promote sustainable design and building materials that manage future risks and consequences of climate change, and so would not have a positive impact on this objective.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> environment; Provide opportunities for people to access the natural environment. 								
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
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. 	-	The do nothing option would not help to reduce waste generation and so would not have positive impacts on this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	+	This option would help to deliver sustainable homes for larger housing developments, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.
12	Improve air quality	<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 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		transport network to minimise the use of the car.								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
General			<p>Option 1 has a number of negative impacts since it would not result in any improvements as the current status quo would remain, and so potential benefits from having higher CSH targets would not be realised.</p> <p>Options 3 and 4 would have positive impacts in relation to housing and economic objectives since they would help to deliver sustainable homes and provide training and job opportunities in respect of building these homes. There would also be positive environmental impacts through reducing the amount of waste produced in respect of building new homes.</p>							
Preferred Approach			<p>The preferred option would have positive impacts upon the housing and economic objectives since it would help to deliver more sustainable homes, which would have positive social impacts since it would help people live in better quality homes. This option would help to provide job opportunities and training in relation to building sustainable homes, which will help the economy of York grow. There will also be positive environmental impacts since this option will help to reduce the amount of waste produced as part of building new homes.</p>							
Recommendations			<p>As no negative impacts were identified from the preferred option, it is not considered that any mitigation is necessary.</p>							

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

Building Regulations and Carbon Savings									
SA Objective		Option 1 Rely on 2010 Building Regulations for carbon savings (until proposed 2013 Building Regulations are implemented)		Option 2 Require that major development achieves an additional 10% reduction in excess of Building Regulations		Option 3 Require that all development achieves an additional 10% reduction in excess of Building Regulations			
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. 	+	Reliance upon the 2010 Building Regulations for carbon savings will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective.	+	?	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective. However, requiring this for all development could affect the viability of delivering housing sites to meet local needs.
2	Improve the health and well-being of York's population	<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. 	+	Reliance upon the 2010 Building Regulations for carbon savings will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.	+		Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.
3	Improve education, skills development and training for an	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and 	+	Reliance on 2010 Building Regulations for carbon savings will help to create training and education	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in	+		Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of

KEY	++	+	0	?	-	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
	effective workforce	<ul style="list-style-type: none"> further educational establishments for continued success; Provide good quality employment opportunities available to all. 		opportunities in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.		excess of Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent long-term impacts upon this objective.		Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent long-term impacts upon this objective.	
4	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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to create jobs in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of low carbon technologies and positive and permanent long-term impacts upon this objective.	+	?	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of low carbon technologies and will have positive and permanent long-term impacts upon this objective. However, requiring this for all development could affect the viability of delivering small-scale employment development to meet local needs.
5	Help deliver equality and access to all	<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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	
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; 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Promote sustainable forms of travel; Improve congestion. 						
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 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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to minimise greenhouse gas emissions and have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon this objective.	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
9	Use land resources efficiently and safeguard their quality	<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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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 	0	No significant effects/no clear link.		No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		design sustainable urban drainage systems (SuDs).						
14	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; • Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effects/no clear link.		No significant effects/no clear link.	0	No significant effects/no clear link.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Conserve or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
General			Options 2 and 3 will have positive impacts on a number of the SA objectives. These options will help to create sustainable low carbon homes, provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. They will also have environmental benefits for York through a reduction in greenhouse gas emissions. This will also have positive impacts on the health and well-being of York's population.					
Preferred Approach			The preferred approach will have some positive impacts on the economic and environmental objectives, since it will help to reduce harmful greenhouse gas emissions and will help to provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. There will also be positive social impacts since this approach will help to deliver improvements to the existing and future housing stock.					
Recommendations			As no adverse impacts have been identified for the preferred option, no mitigation is considered necessary, although it is noted that the environmental benefits would be higher with additional reductions in carbon savings.					

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

SECTION 21: ENVIRONMENTAL QUALITY

Environmental Quality								
SA Objective			Option 1: Rely on NNPF to provide environmental quality		Option 2: Provide city-wide generic criteria to guide in relation to environmental protection		Option 3: Provide detailed locationally specific criteria (such as AQMAs) in relation to Environmental quality	
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	The NNPF would support health through ensuring that adverse impacts from development do not adversely impact on health and well-being. The NNPF requires consideration "environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and	++	This would require a broad understanding of the environmental protection issues within York. Overall it should have a positive impact on human health as it will be able to respond to changing circumstances in the future to ensure that development is located/managed where it will not negatively impact on peoples health. The flexibility of this approach would ensure that up-to-date baseline information and monitoring informed decision-making.	-	A policy approach specifying detailed environmental protection criteria would be inflexible and not be able to respond to the up-to-date information. This would be a positive approach for ensuring human health and well-being in the short-term but get progressively more negative as the plan went on and the information/ circumstances changed. It is likely therefore to have an overall negative impact on human health.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				<p><i>take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality".</i></p> <p>This policy approach would be open interpretation and may therefore be less likely to be reflect local requirements and remediation techniques.</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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
4	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. 		The NPPF would support an approach which addressed environmental quality and made an attractive and accessible environment. This would help to contribute to the investment potential of the city	?	<p>This would require a broad understanding of the environmental protection issues within York. Overall it should have a positive impact as the flexible approach will be able to respond to changing circumstances in the future.</p> <p>However, given that this approach will respond to changing environmental circumstances, it may lead to tensions in planning due to uncertainty in terms of mitigation requirements to minimise any potential adverse effects.</p> <p>The impact of this policy on future development viability and management will be dependent upon York's overall environmental quality.</p>	?	<p>Specifying a detailed policy would create more certainty for developers in terms of understanding the parameters for managing development in relation to environmental quality.</p> <p>However, as the information becomes more out of date, this could have a detrimental effect on the overall environmental quality of York which could consequently impact on the city's attractiveness and investment potential.</p>
5	Help deliver	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	equality and access to all	<ul style="list-style-type: none"> 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. 						
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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 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. 	+	The NPPF would allow for consideration of those factors which contribute towards climate change such as air quality. This is likely to have overall positive impact which will positively contribute the minimising greenhouse emissions. The NPPF states " <i>Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan</i> ".	++	This would allow all environmental aspects which contribute to climate change to be identified. This is likely to comply with the NPPF through minimising and improving air quality to have an overall positive impact on climate change. This approach would also be able to respond over the long-term given that it is generic and could rely on up-to-date evidence.	- +	This would have short-term benefits on climate change through the management of air quality. However, as this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term
8	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and	<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; 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 						
9	Use land resources efficiently and safeguard their quality	<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. 		The NPPF would require development to maximise its overall use as well as requiring that contamination on the site is managed and does not migrate from the site. This is likely to have a positive impact on safeguarding land and improving its quality. However this would be open to interpretation and therefore	++	This would enable land to be identified as contaminated and remediated as per the latest information / approach available through a more flexible policy approach. This policy should have a positive impact on the overall management of contaminated land.	+ -	This would have short to medium-term benefits for contaminated land through the detailed identification of sites/policies to remediate the land. However, as this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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; 	+	The NPPF would allow for consideration of those factors which contribute towards climate change such as air quality. This is likely to have overall positive impact which will positively contribute to the minimising greenhouse emissions. The NPPF states " <i>Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from</i>	++	This would allow all aspects of air quality to be considered in planning for development. Ensuring that low emission strategies are in place to manage air quality will have an overall positive impact on climate change. Given that air quality can change, this would be a flexible approach able to respond over the long-term as it can rely on up-to-date evidence.	-	This would enable a detailed understanding of air quality and how to deal with it in the short-term. However, given that the situation can change, this offers only short-term benefits. As this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<i>individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”.</i>				
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	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	I +	Ensuring overall environmental quality can have positive benefit on the historic environment. The NPPF approach would allow this issue to be recognised although may be open to interpretation. This could have overall long-term benefits but would probably depend upon implementation as the approach is open to interpretation..	+	Ensuring overall environmental quality can have positive benefit on the historic environment. The generic approach would allow this issue to be recognised and update as the environmental circumstances change. Over the long-term this approach is likely to have a positive impact.	+ -	This would enable a detailed understanding of the impacts of environmental quality on the historic environment and how to deal with it in the short-term. However, given that the conditions can change, this offers only short-term benefits. As this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term.
15	Conserve and enhance York’s natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
General			Relying on the NPPF is likely to have an overall positive approach given that it contains guidance to ensure that human health is not adversely effected by development. Furthermore, it supports the need to improve air quality and contain/improve contaminated land to ensure environment. However this approach would rely on interpretation and therefore may not reflect local circumstances to maximise environmental quality in the long-term.					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>Option 2 would provide a generic policy allowing a flexible approach to managing environmental quality issues. This is likely to offer the most positive long-term approach given that it is able to respond to changing environmental circumstances. This approach would also allow up-to-date information to be used to inform development and management of environmental issues more accurately throughout the plan period.</p> <p>Option 3 is likely to have positive environmental effects but only in the short-term. This would set out the requirements for responding to current environmental quality issues but would lack a flexible approach for updating the information required in the future which may lead to the effectiveness of the policy diminishing over the plan period.</p>						
	Preferred Approach – detailed local criteria		<p>Option 2: Provide city-wide generic criteria in relation to environmental protection</p> <ul style="list-style-type: none"> This approach is likely to have positive benefits for peoples’ health in the long-term given that this approach can respond to the changing environmental situation. Tackling environmental quality is likely to have an overall positive impact on the economy through ensuring adverse affects on the workforce as well as making the environment more attractive for development. In dealing with environmental issues, there may be remediation implications on viability which would be to be considered as part of the overall costs of developments This would have significant long-term benefits for the environment through supporting the remediation of contamination, improvement of air quality as well as minimising impacts on the historic environment. This approach would be valuable to allow an understanding of the current and changing baseline to ensure that action is appropriate throughout the lifetime of the plan. 				
	Recommendations		None				

SECTION 22: WASTE AND MINERALS

Waste and Minerals										
SA Objective			Option 1: Restrict waste development and/or mineral extraction		Option 2: Rely on NPPF to guide waste and Minerals development		Option 3: Provide high-level local criteria to guide waste and minerals development (defer details to Joint Waste and Mineral Local Plan with North Yorkshire)		Option 4: Provide detailed local criteria/identify sites to guide waste and minerals development	
1	To meet the diverse housing needs of the population in a sustainable	<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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely					
	way.	<ul style="list-style-type: none"> needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 									
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	No significant effects/no clear link.	+	<p>The NPPF is likely to have a positive impact on this objective and it makes clear that any development would need to be in line with environmental criteria "to ensure that permitted operations do not have unacceptable adverse impacts on ...human health, including from noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface or groundwater and migration of contamination from the site".</p> <p>However, this is open to interpretation and would need a local perspective to ensure that adverse impacts on human health were minimised.</p>	++	<p>This approach would allow a more in-depth approach through setting general principles through the Local Plan followed by a more in-depth approach in the joint plan. This would include sub-regional environmental criteria bespoke to the area to ensure that impacts on human health were identified and could be mitigated as far as possible.</p> <p>The Joint waste and Minerals Plan will also be subject to separate SA/SEA and Health Impact Assessments to ensure that the approach considered the overall sustainability and health related impacts in planning for waste and minerals.</p>	-	+	<p>This approach would allow a more in-depth approach through setting detailed principles through the Local Plan to help minimise adverse impacts to human health.</p> <p>However, this approach would fail to reflect any adverse cross-boundary issues which may be caused through waste and minerals planning/ processing / extraction within York. This is likely to have negative effects, particularly for neighbouring authorities.</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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	
4	Create jobs	<ul style="list-style-type: none"> Help deliver conditions for business 	-	The effect on the	+	The NPPF recognises the	++	This approach would	-	Option 4 would also	

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
and deliver growth of a sustainable , low carbon and inclusive economy	<p>success and investment;</p> <ul style="list-style-type: none"> • 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>economy would be based upon the opportunities minerals extraction and waste management. If these were restrict it would externalise production elsewhere.</p> <p>Minerals as buildings materials are important for infrastructure, building as well as energy. By externalising production this is likely to have a negative effect on other sectors of the economy.</p> <p>This approach would also contradict the NPPF in planning for minerals and working with neighbouring authorities to co-ordinate the planning of industrial minerals.</p>		<p>importance of minerals in supporting sustainable economic growth as well as being a finite resource and the importance of taking account of the contribution that substitute or recycled material would make to the supply, prior to considering further extraction of primary materials. It states that <i>“Minerals planning authorities should work with other relevant organisations to use the best available information to:</i></p> <ul style="list-style-type: none"> • <i>develop and maintain an understanding of the extent and location of mineral resource in their areas; and</i> • <i>assess the projected demand for their use, taking full account of opportunities to use materials from secondary and other sources which could provide suitable alternatives to primary materials”.</i> <p>A policy approach using the NPPF however, would be more speculative as no local level extraction policies would be set or areas identified. Furthermore, whilst the NPPF states that</p>		<p>comply with the NPPF by co-ordinating a sub-regional understanding for Minerals and Waste planning reflecting the wider horizon and opportunities for cross-boundary economic linkages.</p> <p>This approach would allow a more in-depth approach through setting general principles through the Local Plan followed by a more in-depth approach in the joint plan.</p> <p>Option 3 provides an opportunity to set more direction for waste development and/or minerals extraction whilst allowing an alignment of detail so that development can be tested for potential as well as environmental impacts.</p>	<p>allow a more in-depth approach to waste and minerals planning, similarly to option 3.</p> <p>However, this approach would fail to reflect the regional and sub-regional dimensions of cross-boundary waste and minerals use, processing and extraction.</p> <p>This approach would not be adequate in meeting the challenge of dealing with waste processing in the authority given the size of existing facilities.</p> <p>On balance, this approach is likely to hinder economic growth in connection with waste, minerals and their associated businesses.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					applications would need to be assessed against environmental criteria to ensure that permitted operations do not have unacceptable adverse impacts, this is open to interpretation and therefore may cause some tension upon its application.					
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.		
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. 	---	By restricting development minerals and waste, it will externalise the supply and it is likely that effects of this will not be assessed or mitigated locally. It is also likely to increase the length of journey for waste processing and acquiring minerals. This would cause cross-boundary issues and could have a negative impact on York as well as across the region from the point of extraction into the long-term.	?	<p>The NPPF supports a sub-regional approach to dealing with waste and minerals which would allow consideration for cross-boundary movement of waste and minerals.</p> <p>However, the NPPF states this should not cause harm to traffic but does not state anything further with regards to transportation. This leaves the policy approach open to interpretation and could cause tension in determining any applications for processing or extraction.</p>	+	<p>A sub-regional approach would allow a comprehensive transport strategy for moving waste and mineral around between authorities in the most sustainable way.</p> <p>This is likely to rely on road transportation which would increase congestion. However, looking at this in more detail through the Joint Waste and Minerals Plan would allow a number of alternatives to be assessed in detail and the accompanying SA/SEA could set out specific mitigation measures to minimise adverse impacts.</p>	+ -	<p>Similarly to option 3, this would allow a detailed understanding of the local transportation of waste and minerals and would need to address the locations of suitable sites as part of the overall alternatives testing.</p> <p>However, this approach would fail to recognise the cross boundary nature of minerals extraction/waste processing and be able to assess the cross-boundary effects adequately.</p> <p>On balance, this approach is likely to</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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>Restricting development could hinder the use and installation of renewable energy technologies and low carbon infrastructure as both can be used to recover and generate energy as well as be in building materials. This may also reduce the capacity for York to recycle minerals and aggregates and increase the need for primary aggregate extraction locally.</p> <p>This approach is also likely to increase the length of journey for waste processing and acquiring minerals having a detrimental impact on minimising greenhouse gas production. This would cause cross-boundary issues and could have a negative impact on York as well as across the region from the point of extraction into the long-term.</p>	+ -	<p>The NPPF recognises minerals are a finite resource and can only be worked where they are found. It states that <i>"it is important to make best use of them to secure their long-term conservation"</i>.</p> <p>Furthermore, the NPPF states that <i>"so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously"</i>.</p> <p>Depending on the type of mineral extracted, it can also indirectly contribute to climate change through promoting the use of fossil fuels in energy production.</p> <p>Relying on the NPPF would not reflect the local agendas for climate change and may therefore also cause negative impacts or tensions through its application.</p> <p>This Framework does not</p>	+	<p>The approach should comply and take further the NPPF. A joint Waste and Minerals plan would be able to identify the key impacts on the local area in order to mitigate any impacts on climate change within or outside of York.</p>	+ -	<p>have a positives locally but in the long-term, also have negative cross-boundary impacts.</p> <p>A detailed local approach may have similar benefits in option 3 but would lack a cross-boundary recognition. This could have implications on climate change which is not bound by the district boundary but affected through cumulative actions.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
					contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, it does states that local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.				
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant effects/no clear link.	<p>+ -</p> <p>The NPPF states that any Minerals development should “ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment” and “not grant planning permission for peat extraction from new or extended sites”. This is likely to ensure that any development would consider the impacts on green infrastructure and biodiversity,</p> <p>The NPPF also advocate a that policies are put in place “to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for</p>	+	A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most long-term benefits for nature conservation sites. This would enable a local understanding of biodiversity issues to be considered in the location and assessment process as well as impacts on sub-regional green infrastructure corridors .	+ -	A detailed local approach may have similar benefits in option 3 but would lack a cross-boundary recognition. This could have implications on biodiversity and green infrastructure, particularly wildlife corridors, which are not bound by the district boundary and can affected through cross-boundary and cumulative actions.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					<p><i>agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation".</i></p> <p>However, this approach would lack a local perspective and the potential cumulative impacts that could harm sensitive nature conservation sites and species. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.</p>					
9	Use land resources efficiently and safeguard their quality	<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>Minerals extraction can only occur where they are located. Should this be the case, it may be a positive use of this land.</p> <p>However, should York contain useful minerals, this may not enable them to be used in an effective way.</p> <p>Also, by restricting development in York, this will put pressure on other areas and</p>	+ -	<p>The NPPF recognises minerals are a finite resource and can only be worked where they are found. It states that <i>"it is important to make best use of them to secure their long-term conservation"</i>.</p> <p>Furthermore, the NPPF states that <i>"so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before</i></p>	+	<p>A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most long-term benefits for maximising the use of the land both for extraction and remediation post development to a high quality natural environment. This would comply with the NPPF approach but would enable a local understanding of resource issues to be considered in the</p>	?	<p>A detailed local approach may have similar benefits to option 3.</p> <p>However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				may have adverse effects on land resources outside of the authority.		<p><i>considering extraction of primary materials, whilst aiming to source minerals supplies indigenously". This should ensure that minerals are used efficiently and not extracted unnecessarily.</i></p> <p>The NPPF also advocates that policies are put in place "to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources),</p> <p>Whilst the NPPF would ensure consideration for the resources, relying on the NPPF would not reflect the local agendas for climate change and may therefore also cause negative impacts or tensions through its application.</p>	location and assessment process as well as impacts on sub-regional basis.			
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.		
11	Reduce waste generation and increase	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	This would minimise the amount of waste that York could process in the long-term meaning that it	?	This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the	+	The provision of high level policies followed by a Joint Waste and Minerals Plan would enable waste to be	+	The provision of detailed local criteria/sites would be positive in processing waste locally.

KEY	++	+	0	?	-	Very negative impact likely	I				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented				
	level of reuse and recycling			would externalise processing of waste. Whilst this may have positive connotations for York, it is likely to have a detrimental impact on the sub-region.		National Waste Management Plan for England. However, it does state that local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.	considered on a sub-regional level. This should help to improve processing facilities to ensure that it is processed efficiently. However, it may locate new processing facilities outside of the York boundary which would mean that cross-boundary effects and cumulative impacts between neighbouring authorities would need to be considered. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.	York already has waste processing centres but this would allow new waste processing centres to identified locally.			
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. 	0	No significant effects/no clear link.	?	I	This may consider the implications of air quality through considerations for environmental impacts. However, this approach would lack a local perspective and the potential cumulative impacts that could harm air quality. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.	+	The provision of high level policies followed by a Joint Waste and Minerals Plan would enable air quality to be considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.	?	A detailed local approach may have similar benefits to option 3. However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.

KEY	+		0	?		-	-		+		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information		Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
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	No significant effects/no clear link.	?	I	<p>This may consider the implications of air quality through considerations for environmental impacts.</p> <p>However, this approach would lack a local perspective and the potential cumulative impacts that could harm air quality. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.</p>	+	<p>The provision of high level policies followed by a Joint Waste and Minerals Plan would enable flood risk and mitigation to be considered on a local and sub-regional level.</p> <p>The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.</p>	?	<p>A detailed local approach may have similar impacts to option 3.</p> <p>However, it would lack a cross-boundary understanding on the cumulative effects of using waste processing and mineral extraction locations.</p>
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+ ?	<p>This would have a positive approach for York by not having additional mineral extraction of waste processing locations in the authority.</p> <p>By restricting development in York, this will put pressure on other areas and may have adverse effects on the character and setting of other locations outside of the authority.</p>	-		<p>The NPPF states that any Minerals development should “ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment”. The NPPF also advocate a that policies are put in place “to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for... the historic environment”. This is likely to ensure that any development would consider the impacts on York's historic character and setting as well as the sub-region.</p>	+ -	<p>The provision of high level policies followed by a Joint Waste and Minerals Plan would enable all aspects of the historic environment, including the character and setting of York, to be identified and considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should help to identify and address any concerns as well as mitigation techniques where impacts are identified.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York's landscape given</p>	--	<p>A detailed local approach may have similar impacts to option 3.</p> <p>However, it would lack a cross-boundary and sub-regional understanding on the cumulative effects of using waste processing and mineral extraction locations on York. Impacts would be particularly severe should neighbouring authorities choose to locate development close to the City of York boundary. This could cause significant harm to the historic environment..</p>

KEY	+		0	?	-	-						
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented				
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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>This would have a positive approach for York by not having additional mineral extraction of waste processing locations in the authority.</p> <p>By restricting development in York, this will put pressure on other areas and may have adverse effects on the character and setting of other locations outside of the authority.</p>	-	<p>The NPPF states that any Minerals development should "ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment". The NPPF also advocate a that policies are put in place "to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for... the historic environment". This is likely to ensure that any development would consider the impacts on</p>	+	-	<p>The provision of high level policies followed by a Joint Waste and Minerals Plan would enable all aspects of the historic environment, including the character and setting of York, to be identified and considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should help to identify and address any concerns as well as mitigation techniques where impacts are identified.</p> <p>However, minerals</p>	--	<p>A detailed local approach may have similar impacts to option 3.</p> <p>However, it would lack a cross-boundary and sub-regional understanding on the cumulative effects of using waste processing and mineral extraction locations on York. Impacts would be particularly severe should neighbouring authorities choose to locate development close to the City of York boundary. This could cause significant harm to the historic environment..</p>

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
					<p>York's historic character and setting as well as the sub-region.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre. This approach would lack a local perspective and the potential cumulative impacts that could cause harm to York's unique setting and landscape. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.</p>		<p>extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre.</p>
General	<p>Option 1 would go against the NPPF and is likely to have an overall significant effect on the sub-region as opposed to York. Not locating mineral extraction within the authority would be positive for York's overall character and setting but would externalise the problem to elsewhere within the sub-region. Many of the effects identified would cause significant cross-boundary effects.</p> <p>Relying on the NPPF is likely to have an overall positive approach to planning for minerals although waste processing is not covered through the document. This approach advocates a sub-regional approach to determining extraction potential and conservation as well as protection for the natural environment and human health. However, this would lead to more speculative development given that it would lack a local perspective and be open to interpretation which in the long-term could cause tensions between understanding what constitutes suitable locations and extraction levels.</p> <p>Option 3 is likely to ensure that mineral and waste development are managed in a robust way as it will set more direction for development and align with local and sub-regional level understanding of evidence base, including environmental impacts and transportation. This will also maximise knowledge of cross-boundary effects as well as ensure their mitigation. The Joint Waste and Minerals Plan would also be subject to a separate SA/SEA which could assess the issues in detail.</p> <p>Setting a detailed approach is likely to have positive impacts in identifying local issues and locations for development but lack a sub-regional perspective. This could have detrimental impacts on mitigating cross-boundary effects both from York and from neighbouring authorities.</p>						
Preferred Approach	Option 3: Provide a high-level criteria to guide waste and mineral development (defer details to Joint Waste and Mineral Local Plan with North						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<p>Yorkshire).</p> <ul style="list-style-type: none"> The Joint Waste and Minerals Local Plan will be subject to a separate SA, which should scope issues, baseline evidence and suitable objectives for assessment of development locations. It will also be able to suggest mitigation where necessary. Waste processing and minerals extraction could have a detrimental impact on human health should it be managed incorrectly. This option should take account of both local and sub-regional impacts to peoples health and allow for the appropriate location of development. This approach should maximise benefits to the economy by identifying aggregates in York which could be extracted. It would also identify opportunities for joint working with neighbouring authorities to maximise the level of local aggregates which should benefit the overall regional economy. Mineral and waste development could have a significantly negative impact on the environmental objectives. However, this approach should help to direct development to locations which cause the least harm to the environment through consideration of local, sub-regional and cumulative impact on environmental factors. The Joint Waste and Minerals Local Plan will also be subject to a separte SA which should be able to identify issues and suggest mitigation where necessary. 					
Recommendations		The SA for the Joint Minerals Plan should also be a Joint SA/SEA for the area covered by the plan to maximise the capture of significant issues and impacts arising from minerals and waste development. Should applications for development be submitted, the associated Joint SA should be considered.					

SECTION 23: TRANSPORT

Location, Layout and Accessibility								
SA Objective			Option 1: Rely on NNPF to guide accessibility in relation to location/layout of new development		Option 2: Provide generic local criteria to guide accessibility in relation to location/layout of new development		Option 3: Provide detailed local criteria to guide accessibility in relation to location/layout of new development	
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	The NPPF requires that <i>'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities.</i> The NPPF also requires that for larger scale developments, key facilities such as schools and local shops should be located within walking distance of most properties. Such requirements would have positive and permanent long term impacts on this objective. Such requirements will help to improve the health of the population of York through encouragement of walking and cycling. There would therefore be positive and permanent long term impacts on this objective.	?	It is uncertain whether generic criteria could ensure that development avoided locations where environmental circumstances could negatively impact on people's health, or if it would promote sustainable forms of transport for access to new developments.	+	Detailed local criteria to guide accessibility in relation to location/layout of new development would factor in the need to ensure that new development could be accessed by sustainable modes of transport, including walking and cycling, and also to avoid development where environmental circumstances could negatively impact on people's health. This would have positive and permanent long term impacts on the population of York.
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
4	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. 	+	Relying on the NPPF to guide accessibility in relation to the location/layout of new development would help to ensure that as much of the population of York as possible has access to employment opportunities. Such an approach would help to deliver a flexible workforce and contribute to growth. There would therefore be positive and permanent long term impacts on this objective.	?	Using generic criteria to guide accessibility in relation to location/layout of new development may not include sufficient detail to consider factors such as the need to ensure that as much of the workforce as possible has access to employment opportunities. Impacts are therefore uncertain.	+	Detailed local criteria would seek to ensure, in relation to guiding accessibility for location/layout of new development, that as many people as possible had access to employment opportunities. This would help to deliver a flexible workforce, contribute to growth and have a positive and permanent long term impact on this objective.
5	Help deliver	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the 	+	Relying on the NPPF to guide accessibility in relation to	?	Using generic criteria to guide accessibility in relation to	+	Detailed local criteria to guide accessibility in relation to location/layout

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	equality and access to all	<ul style="list-style-type: none"> 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>location/layout of new development would have positive impacts on this objective. The NPPF requires that developments should be located and designed where practical to <i>consider the needs of people with disabilities by all modes of transport</i>. and that <i>'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities.</i></p> <p>The NPPF also requires that for larger scale developments, key facilities such as schools and local shops should be located within walking distance of most properties.</p> <p>These requirements would have permanent and positive long term impacts on this objective</p>		<p>location/layout of new development may not include sufficient detail to consider factors such as addressing inequality and ensuring services and facilities are easily accessible and so impacts on this objective are uncertain.</p>		of new development would include consideration of the need to ensure good access to services and to help reduce inequality across York, thereby having a positive and permanent long term impact on this objective.
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. 	+	<p>Relying on the NPPF to guide accessibility in relation to location/layout of new development would have positive and permanent long term impacts on this objective. The NPPF requires that for all developments which generate significant amounts of movement, plans and decisions should take account of whether <i>'opportunities for sustainable transport modes have been taken up'</i>. The NPPF also requires that developments should be located and designed where practical to <i>'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities'</i>.</p>	+	<p>Whilst generic criteria would not include the same level of detail as for detailed local criteria, it is assumed that such criteria would still seek to reduce the need to travel in relation to location/layout of new development, and thereby have a permanent and positive long term impact on this objective.</p>	+	It is assumed that detailed local criteria to guide accessibility in relation to location/layout of new development would consider the need to reduce travel and promote sustainable forms of transport, and thereby have a positive and permanent long term impact on this objective.
7	To minimise greenhouse gases that cause	<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 	+	<p>Relying on the NPPF to guide accessibility would have positive impacts on this objective. The NPPF states that <i>'encouragement should be given to solutions which support</i></p>	+	<p>It is assumed that generic criteria to guide accessibility in relation to location/layout of new development would seek to reduce the need to travel, which</p>	+	It is assumed that detailed criteria to guide accessibility in relation to location/layout of new development would seek to reduce the need to travel. In turn this would help to reduce vehicle

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	climate change and deliver a managed response to its effects	renewable, low and zero carbon technologies; <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		<i>reductions in greenhouse gas emissions'</i> . Together with various other measures in the NPPF to combat greenhouse gas emissions, including promotion of sustainable forms of travel, there would be positive and permanent long term impacts on this objective.		would in turn help to reduce vehicle emissions and have positive and permanent long term impacts on this objective.		emissions and have a positive and permanent long term impact on this objective.
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
11	Reduce waste generation and increase	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	level of reuse and recycling							
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. 	+	Using the NPPF to guide accessibility in relation to location/layout of new development would have positive and permanent long term impacts on this objective. The NPPF seeks to ensure that <i>opportunities for sustainable transport modes have been taken up</i> . The NPPF also requires that developments should be located and designed where practical to <i>'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities'</i> .	+	It is assumed that generic criteria would include the need to reduce travel, which would in turn help to reduce vehicle emissions, which would have positive and permanent long term impacts on this objective.	+	It is assumed that detailed local criteria would include consideration of the need to reduce travel and promote sustainable forms of transport, and that consideration would be given to impacts on air quality. On this basis there would be a positive and permanent long term impact on this objective. This would be particularly welcome given that there are problems with air quality in certain parts of York.
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	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
15	Conserve	<ul style="list-style-type: none"> Conserve or enhance the landscape 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and enhance York's natural and built landscape	<ul style="list-style-type: none"> 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. 					
NPPF led/generic criteria			<p>Relying on the NPPF to guide accessibility in relation to location/layout of new development would have a number of positive impacts., including</p> <p>those on the environment since the NPPF seeks to locate development where it is accessible by public transport and to give priority to pedestrian and cycle movements where possible. These would benefit the environment.</p> <p>Using generic criteria would have some positive environmental impacts but also some uncertain impacts as it is uncertain whether generic criteria could include sufficient detail to address some location-specific factors such as inequality.</p>				
Preferred Approach – detailed local criteria			<p>The preferred approach has a number of positive impacts.</p> <ul style="list-style-type: none"> There would be positive impacts on the environment since it is assumed that local policies for new development would encourage use of sustainable modes of transport, help to reduce reliance on the car, with subsequent environmental benefits. Economic benefits would occur on the assumption that local criteria would encourage use of sustainable forms of transport and thereby help to give the public of York as much access as possible to employment opportunities, which would help to create growth. There would also be positive social impacts with local criteria ensuring that the location/layout of new development contributes to maximising accessibility to key services. 				
Recommendations			The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended				

Sustainable modes of transport								
SA Objective			Option 1: Local policies for new development to give priority to car-based transport		Option 2: Local policies for new development to give equal priority to car-based and more sustainable forms of transport, such as public transport, walking and cycling		Option 3 Local policies for new development to give priority to more sustainable forms of transport, such as public transport, walking and cycling	
1	To meet the diverse housing needs of the population	<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; 	0	No clear link	0	No clear link	0	No clear link

KEY	++	+	0	?	-	-	-	+	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	in a sustainable way.	<ul style="list-style-type: none"> Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 							
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 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. 	--	Giving priority to car based transport would increase vehicle emissions, which would very negatively impact upon the health and well-being of the population of York. Such negative impacts would be permanent.	-	+	There would be both positive and negative, long term, and permanent impacts on this SA objective. Giving equal priority to car-based transport alongside public transport, walking and cycling will encourage continued use of the car, with associated negative impacts on human health from vehicle emissions. However, walking and cycling would improve health and well being of population of York.	+	By giving priority to walking and cycling, there will be long term and permanent positive impacts. In addition, this option will help to reduce vehicle use, which will in turn help to lower vehicle emissions. .
3	Improve education, skills 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. 	-	Continuing to give priority to car based transport would continue to exacerbate problems for those who don't have use of a car in relation to ensuring good access to education and training opportunities. There would therefore be negative and permanent long term impacts on this objective.	+		Giving equal priority to car-based and public transport, walking and cycling would have some positive impacts in relation to increasing public access to education and training. There would therefore be positive and permanent long term impacts on this objective.	+	Giving priority to public transport, walking and cycling will help to ensure equal access to education and training and thereby have permanent and positive long term impacts on this objective.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<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. 	-	Local policies for new development giving priority to car-based transport might exclude those who don't own a car from access to employment opportunities and therefore not deliver a flexible workforce. This would have negative and permanent long term impacts on this objective.	+		Local policies for new development giving equal priority to car based and public transport, walking and cycling would help to ensure that the population of York has good access to new employment developments. This would help to deliver a flexible workforce and contribute to growth, and have positive and permanent long term impacts on this objective.	+	Local policies for new development giving priority to public transport, walking and cycling will help to increase access to jobs, which would help to deliver a flexible workforce and contribute to growth. This would have a positive and permanent long term impact upon this objective.
5	Help	<ul style="list-style-type: none"> Address existing imbalances of equality, 	-	Giving priority to car based	+		Giving equal priority to car-based	+	Local policies for new development giving

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented
	deliver equality and access to all	deprivation and exclusion across the city; <ul style="list-style-type: none"> 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. 		transport may increase inequality because of varying access to cars. Therefore there would likely to be negative permanent and long term impacts on this objective.		and public transport, walking and cycling will have some positive impacts in relation to providing accessible services and facilities and addressing issues of equality. There would therefore be some positive and permanent long term impacts on this objective.		priority to public transport, as well as walking and cycling would help to ensure that people have equal access to services and thereby have positive and permanent, long term impacts on this objective.
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. 	-	Giving priority to car based transport would be directly contrary to this SA objective and so would have significant, long term and permanent negative impacts.	- +	Giving priority to the car, as well as to public transport, walking and cycling, will have both positive and negative, long term and permanent impacts on this objective.	++	Significant positive, permanent and long term impacts on this SA objective through giving priority to public transport, walking and cycling.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	-	There would be significant, long term and permanent negative impacts from giving priority to car based transport on this objective.	- +	Giving priority to the car, as well as to public transport, walking and cycling, will have positive and negative, long term and permanent impacts on this objective.	++	Significant positive, permanent and long term impacts on this SA objective from giving priority to public transport, walking and cycling.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible	<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 	0	No significant impact/clear link.	0	No significant impact/clear link.	+	There are likely to be beneficial impacts on the conservation and enhancement of the natural environment through reductions in emissions, for example, as well as encouraging opportunities for interaction with nature through green infrastructure links.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	high quality and connected natural environment	<ul style="list-style-type: none"> environment; Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0 No significant impact/clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0 No significant impact/clear link.
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant impact/clear link.	0	No significant impact/clear link.	+ The promotion of walking and cycling will assist with the preservation of fossil fuels.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented	
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>There would be a significant, long term and permanent negative impacts from giving priority to car based transport on this objective.</p> <p>This option would be directly contrary to promoting a sustainable transport network to minimise use of the car.</p>	-	+	<p>Giving equal priority to car-based and public transport, walking and cycling would have positive and negative, permanent and long term impacts on improving air quality. Car based transport would increase vehicle emissions, but public transport, walking and cycling would help reduce vehicle emissions.</p>	+	<p>Giving priority to public transport, walking and cycling based transport would have permanent, long term, permanent and positive impacts on air quality across the City.</p>
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	No significant impact/clear link.	0		No significant impact/clear link.	0	No significant impact/clear link.
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant impact/clear link.	0		No significant impact/clear link.	0	No significant impact/clear link.
15	Protect and enhance York's natural and	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; 	0	No significant impact/clear link.	0		No significant impact/clear link.	0	No significant impact/clear link.

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

	built landscape	<ul style="list-style-type: none"> 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. 					
General			<p>Local policies giving priority to car based transport for new development would have significant adverse impacts upon the environment through increased vehicle emissions, and hence adverse impacts on air quality and climate change, as well for congestion and equality of access to services. This option would be directly contrary to some of the SA objectives, particularly for objectives 6 and 12.</p> <p>Local policies giving priority to both car based transport, and public transport and walking and cycling for new developments has both positive and negative, permanent and long term impacts. Car use has associated adverse environmental impacts, whereas prioritising public transport would have positive environmental impacts, as would walking and cycling, including positive impacts on human health. Promoting means of transport other than the car would also help to ensure a flexible workforce by ensuring that as many people as possible have access to employment opportunities.</p>				
Preferred Approach			<p>The environmental impacts of the preferred option are positive since this option will help to reduce vehicle use, which would impact positively on reducing vehicle emissions and have associated environmental benefits.</p> <p>There would be positive economic impacts from local policies for new development giving priority to public transport, walking and cycling. For new economic development this would ensure that as much of the population of York as possible has access to employment opportunities, which would help to deliver growth.</p> <p>There would be positive social impacts through more equality of access and improvements to human health through reductions in emissions.</p>				
Recommendations			<p>The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended.</p>				

Providing Transport Capacity to Accommodate Growth												
SA Objective			Option 1: Increase existing road capacity to accommodate traffic generated by proposed level of growth	Option 2: Provide new road capacity to accommodate traffic generated by new development (e.g. new roads)	Option 3: Increase existing capacity for more sustainable modes of transport (walking cycling and public transport) to support proposed level of growth	Option 4: Provide new infrastructure for sustainable modes of transport (walking cycling and public transport) to support new development (e.g. new rail stations, and strategic cycle routes).	Option 5: Increase existing road capacity, provide new road capacity, increase existing capacity for more sustainable modes of transport and provide new infrastructure for sustainable modes of transport to support new development.					
1	To meet the diverse housing needs of the population	<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; 	-	Reliance upon increasing existing road capacity would have negative and permanent long term impacts. It would	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate	?	Impacts on this objective are uncertain as the capacity of existing sustainable modes of transport is not	+	Providing new infrastructure for sustainable modes of transport to support new development would	+	This option will have positive, long term and permanent impacts upon this objective since it will help to

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			Very negative impact likely		Positive or negative impact depending on how it is implemented		
	in a sustainable way.	<ul style="list-style-type: none"> Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		exacerbate problems for those who don't have a car by continuing to prevent access to housing choice.		problems for those who don't have a car by continuing to prevent access to housing choice.		clear, and whether this may impact upon access to housing choice.		have positive and permanent long term impacts upon this objective. It would help to increase access to housing choice.		increase access to housing choice.
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 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. 	-	Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and vehicle emissions, which would adverse impacts upon the health and well-being of the population.	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would see an increase in vehicle emissions, which would have negative impacts on the health and well-being of York's population.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would have positive and permanent long term impacts upon this objective. It would help to minimise vehicle use and in turn emissions, which would impact positively on the health and well-being of York's population.	+	Providing new infrastructure for sustainable modes of transport to support new development would have positive and permanent long term impacts upon this objective. It would help to minimise vehicle use and in turn emissions, which would impact positively on the health and well-being of York's population.	+	Whilst this option could have both positive and negative long term impacts on this objective, on balance, this is likely to be positive as it provides a more rounded response to the complex issues of health and well-being through enhancing accessibility generally.
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. 	-	Reliance upon increasing existing road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport.	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport in terms of accessing education and training opportunities.	?	Impacts on this objective are uncertain as the capacity of existing sustainable modes of transport is not clear,, and whether this may impact upon access to training and education opportunities.	+	Providing new infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective since it would provide better access to education, training and job opportunities.	+	This option would increase access to education and training, which would have positive and permanent long term impacts on this objective.
4	Create jobs and deliver	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; 	?	Reliance upon increasing existing	-	Reliance upon new road capacity would	?	Impacts on this objective are	+	Providing new infrastructure for	+	This option would help to increase

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	<p>growth of a sustainable , low carbon and inclusive economy</p> <ul style="list-style-type: none"> 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. 			road capacity would have uncertain impacts on this objective. Whilst York has a good public transport network, congestion in York is a problem and so it is uncertain what the economic impacts of increasing road capacity would be.		have negative and permanent long term impacts on this objective. It would exacerbate problems for those who don't have a car in relation to accessing job opportunities.		uncertain as the capacity of existing sustainable modes of transport is not clear, and whether this may impact upon growth.		sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective since it would help York to get moving and help to ensure that economic growth in York was not inhibited by congestion, both on roads and on existing public transport networks.		access to jobs, which would help to deliver growth and have positive and permanent long term impacts on this objective.
5	<p>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. 		-	Reliance upon increasing existing road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport.	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate existing access problems for those who don't have access to a car as a means of transport.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would have a positive and permanent long term impact on this objective. This approach would help to address inequality and exclusion by giving more people greater access to services/facilities.	+	Providing new infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective. This approach would help to address inequality and exclusion by giving more people a means of travelling in and around York and the wider area, and give greater access to services/facilities.	+	This option would help to deliver equality and access to all by helping to ensure that the whole of York's population can access housing, jobs, goods and leisure facilities etc. There would therefore be positive and permanent long term impacts on this objective.
6	<p>Reduce the need to travel and deliver a</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; 		--	Reliance upon increasing the existing road capacity would have negative impacts	-	Providing new road capacity to accommodate traffic generated by	+	Increasing existing capacity for more sustainable modes of transport to	+	Providing new infrastructure for sustainable modes of transport to	+	This option would help to reduce the need to travel by delivering an

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	sustainable integrated transport network	<ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 		and be directly contrary to this objective. Such an approach would increase car use and potentially increase congestion, which is already a problem for York at certain times. There would therefore be very negative and permanent long term impacts on this objective.		new development would not reduce need to travel and would not minimise use of the car, which would be directly contrary to this objective. There would therefore be negative and permanent long term impacts on this objective.		support proposed levels of growth would have a positive and permanent long term impact on this objective. Such an approach would help to increase use of sustainable modes of transport and reduce reliance upon the car and thereby help to deliver an integrated transport network and also reduce congestion.		support new development would have a positive and permanent long term impact on this objective. Such an approach would help to increase use of public transport and reduce reliance upon the car and thereby help deliver an integrated transport network and also reduce congestion.		integrated transport network, which would have positive and permanent long term impacts on this objective.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	-	Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and the resultant increase in vehicle emissions.	--	Provide new road capacity to accommodate traffic generated by new development could result in increased car use, with resultant increase in vehicle emissions which would be directly contrary and incompatible with this objective. There would therefore be very negative and permanent long term impacts upon this objective.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce reliance upon the car and in turn reduce vehicle emissions. This approach would have permanent and positive long term impacts upon this objective.	+	Providing new infrastructure for sustainable modes of transport to support new development would help to reduce reliance upon the car and in turn reduce vehicle emissions. This approach would have permanent and positive long term impacts upon this objective.	+ -	This option will have both positive and negative long term and permanent impacts on this objective. On the one hand increasing existing and providing new road capacity would increase vehicle emissions, but provision for more sustainable modes of transport would reduce vehicle emissions and help combat climate change.
8	Conserve or enhance green infrastructure, bio-	<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 	0	No significant impact/no clear link.	?	Impacts on this objective would be uncertain as it would depend upon the locations of new	+	Increasing existing capacity for more sustainable modes of transport to support proposed	?	Impacts on this objective would be uncertain as it would depend upon the locations of new	?	Impacts on this objective would be uncertain as it would depend upon the locations of

KEY	++	+	0	?	-	+	-	+	0	-	+	-
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> 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. 				road capacity, such as roads, as to what impacts there may be on the natural environment.		levels of growth would help to conserve the natural environment by avoiding the need to develop new transport infrastructure. This would have positive and permanent long term impacts on this objective.		transport infrastructure as to what impacts there would be on the natural environment.		new road capacity and new infrastructure for sustainable modes of transport as to how this may impact on the natural environment.
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant impact/no clear link.	?	Impacts upon this objective are uncertain. There may be opportunities to re-use PDL/remediate contaminated land and protect other land such as allotments, but this would depend upon the detail of proposals for new road infrastructure.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce the need for new transport infrastructure and thereby reduce the amount of new land which would need to be developed. This would have positive and permanent long term impacts upon this objective.	?	Impacts upon this objective are uncertain. There may be opportunities to re-use PDL/remediate contaminated land, protect other land such as allotments, but this would depend upon the detail of proposals for new transport infrastructure.	?	Impacts on this objective would be uncertain as it would depend upon the locations of new road capacity and new infrastructure for sustainable modes of transport as to how this may impact on land resources.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link
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. 	0	No significant impact/no clear link	-	Additional road capacity could see an increase in resource use, which would have negative impacts upon this objective	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce the need for	-	Providing new infrastructure for sustainable modes of transport to support new development could see an increase in resource use, which	-	Providing new infrastructure for sustainable modes of transport and new road capacity could result in the increased resource use and therefore

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely				Very negative impact likely		Positive or negative impact depending on how it is implemented		
								new transport infrastructure and the associated resource use. There will therefore be positive and permanent long term impacts upon this objective.		would have negative impacts upon this objective.		have negative impacts upon this objective.	
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>Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and the resultant increase in vehicle emissions. This would have adverse impacts upon air quality, particularly given that York already has problems with Air Quality in AQMAs.</p> <p>There would therefore be very negative and permanent long term impacts upon this objective.</p>	--	New road capacity would see an increase in car use which would have very negative, permanent and long term impacts upon air quality.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce reliance upon the car and in turn reduce vehicle emissions. This would have positive and permanent long term impacts on improving air quality.	+	Providing new infrastructure for sustainable modes of transport to support new development would help to reduce reliance upon the car and in turn reduce vehicle emissions. This would have positive and permanent long term impacts on improving air quality.	+	-	This option will have both positive and negative long term and permanent impacts on this objective. On the one hand increasing existing and providing new road capacity would increase vehicle emissions, but provision for more sustainable modes of transport would reduce vehicle emissions and so there would be positive and negative impacts on air quality.
13	Minimise flood risk and reduce the impact of flooding to people	<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	No significant impact/no clear link	+	It is assumed that any new road capacity in York would not be in areas at risk of flooding, or that	0	No significant impact/no clear link.	+	It is assumed that new infrastructure for sustainable modes of transport would not be located in areas at	+		It is assumed that new road capacity and infrastructure for sustainable modes of transport would not be

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	and property in York				I	mitigation would be provided to minimise flood risk and so on this basis there would be positive and permanent long term impacts on this objective.			I	risk of flooding, or that mitigation would be provided to minimise flood risk and so on this basis there would be positive and permanent long term impacts on this objective.	I	located in areas at risk of flooding, which would have positive and permanent long term impacts upon this objective.
14	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; • Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant impact/no clear link	I	This option could have a positive or negative impact depending upon implementation. New road infrastructure could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.	0	No significant effects/no clear link	I	This option could have a positive or negative impact depending upon implementation. New infrastructure for sustainable modes of transport could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.	I	This option would have a positive or negative impact depending upon implementation. Impacts of new roads capacity and infrastructure could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.
15	Conserve and enhance York's natural and built landscape	<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. 	0	No significant impact/no clear link	I	This option could have a positive or negative impact depending upon implementation. New road infrastructure could protect and enhance York's natural and built landscape or have adverse impacts, depending upon the detail of proposals.	0	No significant effects/no clear link	I	This option could have a positive or negative impact depending upon implementation. New infrastructure for sustainable modes of transport could conserve and enhance York's natural and built landscape or have adverse impacts, depending upon the	I	This option would have a positive or negative impact depending upon implementation. Impacts of new roads capacity and infrastructure could conserve or enhance York's natural and built environment.

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

General	<p>Option 1 generally has adverse impacts, which would be expected, given the conflict between increased car use and the adverse environmental impacts resulting from this. Option 2 has similarly adverse impacts since this would also see an increase in car use, which would not be good for the environment. These options may also have negative impacts upon the economy and for housing, since they would exacerbate existing problems in relation to car ownership, in relation to things like inequality and access to training opportunities.</p> <p>Option 3 has some positive impacts, particularly in relation to the environment since it would help to reduce reliance upon the car. However, there are also some uncertainties with this objective, particularly in relation to jobs and growth, since it is uncertain how much extra capacity the existing transport system could accommodate, and thereby whether this might constrain growth, access to new housing etc...</p> <p>Option 4 would have a number of positive impacts. New infrastructure for sustainable modes of transport would benefit the environment through reducing reliance upon the car, and thereby reducing vehicle emissions, with resultant environmental benefits. It would help to avoid the need for road infrastructure which could help to protect the environment. This option would help to reduce congestion, which has been highlighted as a problem in York at certain times, ensuring that growth was not constrained by this.</p>
Preferred Approach	<p>The preferred approach will have positive impacts in relation to the housing and economic objectives, since it will help to maximise access to housing and jobs through transport. It will also help to ensure that growth in York is not restricted by congestion.</p> <p>There will be a mixture of positive and negative environmental impacts since this preferred approach will encourage greater use of sustainable modes of transport, but will also increase car use, which has associated adverse environmental impacts.</p> <p>The preferred approach has positive social impacts as it will help to maximise access to jobs, goods and services, and recreational facilities. This approach will also improve the health and well-being of York's population through promotion of sustainable modes of transport.</p>
Recommendations	<p>It is recommended for the preferred option that the policy includes mitigation to combat the uncertainties with regards to conserving the natural environment, using land resources efficiently and the potential for adverse impacts on the historic environment and the natural and built heritage. The policy also needs to mitigate for the negative impacts on resource use resulting from new roads and sustainable transport infrastructure.</p>

Determining Areas for Development and Associated Transport Needs				
SA Objective		Option 1: Rely on NPPF policies to guide transport related development (no policy option)	Option 2: Provide generic local criteria/site allocations to guide transport related development	Option 3: Provide detailed local criteria/site allocations to guide transport related development
1	To meet the diverse housing needs of the population in a <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 	0 No significant effect/no clear link.	+ There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.	+ There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	sustainable way.	<ul style="list-style-type: none"> needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 						
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 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. 			?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as air quality. Impacts on this objective are therefore uncertain.	+	Detailed local criteria/site allocations to guide transport related development would seek to avoid locating development where environmental circumstances could negatively impact on people's health. This would have a positive and permanent long term impact upon the health/well-being of York's population.
3	Improve education, skills 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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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; 	+	The NPPF requires that the transport system needs to be balanced in favour of sustainable transport modes, giving people choice about how they travel and also about maximising access to travel.	?	It is uncertain whether generic criteria/site allocations would include consideration of the need to ensure that transport related development is easily accessible.	+	Detailed local criteria /site allocations to guide transport related development would seek to ensure that transport related development was in accessible

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		This would help to ensure that there is good access to services and facilities and have a positive and permanent long term impact on this objective.				locations and thereby have a positive and permanent long term impact on this objective.
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. 	+	NPPF requires that <i>'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.'</i> The NPPF also recognises that transport policies have an important role to play in facilitating sustainable development and to <i>'support a pattern of development which facilitates the use of sustainable modes of transport'</i> . Such requirements would have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations in relation to new transport development would have sufficient detail to ensure fulfilment of this objective.	+	Detailed local criteria /site allocations to guide transport related development will help to ensure that transport related development is easily accessible and helps to reduce the need to travel, and contributes to a sustainable integrated transport network. This would have positive and permanent long term impacts on this objective.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality	<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; 	+	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development. These requirements will have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as protection of the natural environment.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would ensure that the natural environment was not adversely affected. On this basis there would be a positive and permanent long term impact on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	and connected natural environment	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 						
9	Use land resources efficiently and safeguard their quality	<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. 	+	The NPPF seeks to conserve and enhance the natural environment and to re-use PDL, remediate derelict land where appropriate and to allocate land with the least environmental value for development. These requirements will have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to re-use PDL, or to safeguard agricultural land etc...	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to re-use PDL where possible, prevent any pollution which may arise from such development contaminating the land, and to protect land such as agricultural and allotments. There would therefore be positive and permanent long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant effect/no clear link.	+	Criteria which encourage public transport development and use would contribute to the preservation of finite resources.	+	Criteria which encourage public transport development and use would contribute to the preservation of finite resources
12	Improve air quality	<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 	+	The NPPF seeks to meet the challenge of climate change and requires that local planning authorities should <i>'plan for new development in locations and ways which reduce greenhouse gas emissions'</i> . This will have positive and permanent long term impacts on improving air quality.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to locate development where it could negatively impact on air quality or away from areas of poor air quality.	+	Detailed local criteria /site allocations to guide transport related development could seek to locate development where it would not adversely impact air quality, or to be located in areas of existing poor air quality, unless there was mitigation to combat any adverse impacts. On this basis there would be a positive and permanent long term impact on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		existing poor air quality where it could result in negative impacts on the health of future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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). 	+	In relation to flood risk the NPPF requires that development should be directed away from areas at highest risk of flooding, but where development is necessary to ensure that it can be made safe without increasing flood risk elsewhere. These requirements would have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as flood risk and the need to ensure that development location and design does not negatively impact on flood risk.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to locate development away from areas of flood risk, which would have a positive and permanent long term impact on this objective.
14	Conserve or enhance York's historic 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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	The NPPF seeks to conserve and enhance the historic environment which would mirror the approach of this objective and have permanent and positive long term impacts on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to avoid adverse impacts on York's historic environment.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to avoid adverse impacts upon York's historic environment.
15	Protect and enhance York's natural and built landscape	<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. 	+	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development, and to seek to avoid development in areas of high landscape value. These requirements will have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors including the need to protect areas of landscape value, and other land such as geologically important sites.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to locate development away from areas of landscape value, and to avoid geologically important sites. On this basis there would be a positive and permanent long term impact on this objective.
General		Option 1 has positive impacts on the SA objectives since the NPPF mirrors the approach of a number of the SA objectives. No adverse impacts were identified from this option, although it is recognised that NPPF does not include the level of detail that the preferred approach does and cannot therefore take account of particular local issues affecting York. Option 2 has largely uncertain impacts as it is uncertain whether generic local criteria/site allocations would include sufficient detail to factor in considerations such as protection of the environment, minimising flood risk, avoiding development that would adversely impact upon the health and well-being of the population, protection of the landscape etc..						
Preferred Approach		The preferred option has a number of positive impacts. It is assumed that detailed local criteria/site allocations would include sufficient detail						

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

	<p>to ensure that there were no adverse environmental impacts from new transport related development, or if environmental impacts were unavoidable to include adequate mitigation.</p> <p>Social impacts from this option are positive since it is assumed that detailed local criteria/site allocations to guide transport related development would ensure that there is good access to new transport infrastructure and that it is not located where they may be adverse impacts upon human health.</p> <p>There are is no significant impacts/clear link on the economic objectives from this option.</p>
Recommendations	The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended.

Demand management - CAR PARKING PROVISION						
SA Objective			Option 1: Adopt a maximum level of car parking provision		Option 2 Adopt another appropriate standards for parking provision and apply them with due regard to the size and nature of the development and local circumstances	
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant effect/no clear link	0	No significant effect/no clear link
2	Improve the health and well-being of York's population	<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 	0	No significant effect/no clear link	0	No significant effect/no clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	+	Having a maximum level of parking provision would help to discourage the use of the car, and in turn encourage use of sustainable forms of transport. This option would also help to encourage new developments to be accessible by public transport rather than the car. There would therefore be positive and permanent long-term impacts on this objective.	I	Adopting this approach to car parking provision could see an increase or decrease in car use, depending upon the specifics of the policy and how it was implemented. Impacts could therefore be positive or negative.	
7	To minimise greenhouse	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures 	+	Having a maximum level of parking provision would help to discourage use of the car, which would have benefits in helping to reduce vehicle emissions. There would therefore	I	Adopting this approach to car parking provision could see an increase or decrease in car use, depending upon the specifics of the policy and how it was implemented. Impacts could	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 		be positive and permanent long term impacts on this objective.			therefore be positive or negative depending upon levels of vehicle use and subsequent emissions.
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant effect/no clear link	0	No significant effect/no clear link.	
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
11	Reduce waste generation and	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	increase level of reuse and recycling						
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. 	+	Having a maximum level of parking provision would help to discourage use of the car, which would in turn help to lower vehicle emissions. This would have resultant positive and permanent long term impacts upon air quality across York. This would be of particular benefit given there are problems with air quality in certain parts of York.	I	Adopting this approach to parking provision could have positive or negative impacts on air quality depending upon how the option was implemented. Car use could either be encouraged or discouraged depending on the flexibility within the approach to parking.	
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	No significant effect/no clear link.	0	No significant effect/no clear link.	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
15	Protect and enhance York's natural and built landscape	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
General			Adopting a maximum level of parking provision would have environmental benefits since it would help to discourage car use, which would help to reduce vehicle emissions' having positive impacts on climate change and air quality. Such an option would also encourage use of sustainable modes of transport, which would also have some positive environmental impacts. There is no significant effect/no clear link for the majority of the other SA objectives.				
Preferred Approach			The preferred option has the potential to have both positive and negative impacts depending upon how a flexible approach to parking is implemented. This approach has the potential to encourage or discourage car use, which could either have positive or negative impacts on the environment, depending upon the specifics of implementing a flexible approach to parking. There are no significant effects/no clear links in relation economic and social impacts.				
Recommendations			It is recommended that the preferred option includes mitigation to account for potential adverse impacts on the environment through increased car use, if car parking levels were increased.				

Demand Management – TRAVEL PLANNING							
SA Objective			Option 1: Require all new developments to consider demand management (e.g. travel plans)		Option 2: Require only major development to consider demand management (e.g. travel plans)		
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
2	Improve the health and well-being of York's population	<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) 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and have positive and permanent long term impacts	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel and have positive and permanent long term impacts	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 			upon the health and well-being of York's population.		upon the health and well-being of York's population.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon this objective.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon improving air quality in York.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to 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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon this objective.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon improving air quality in York.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
9	Use land resources efficiently and safeguard their quality	<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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce vehicle emissions which will have positive and permanent long term impacts upon improving air quality in York.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce vehicle emissions which will have positive and permanent long term impacts upon improving air quality in York.	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<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	No significant effect/no clear link.	0	No significant effect/no clear link.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
General			Option 1 would have positive environmental impacts since it would help to reduce the need to travel and the mode of travel, this in turn would reduce vehicle emissions and greenhouse gas emissions. This would also impact positively on the health and well being of York's population as it would help to improve air quality in York.				
Preferred Approach			The preferred option will have positive impacts upon the environment since it will help to reduce the need to travel and the mode of travel. This will in turn help to reduce vehicle and greenhouse gas emissions. There will be positive social impacts from requiring all new developments to consider demand management, since it will help to improve air quality through less reliance upon the car, which will have positive impacts on the health and well-being of York's population. There is no significant effect/clear link in relation to the economic objectives.				
Recommendations			As the preferred approach has no negative impacts, no mitigation is considered necessary.				

Transport Infrastructure to Mitigate Local Impacts of Development							
SA Objective			Option 1: Require all new developments to contribute to off-site transport infrastructure to mitigate the impacts of the development		Option 2: Require only major developments to contribute to off-site transport infrastructure to mitigate the impacts of development		
1	To meet the diverse housing needs of the population in a sustainable way.	<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. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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 though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the locations of such infrastructure as to what impacts there may be on this objective.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the locations of such infrastructure as to what impacts there may be on this objective.	
3	Improve 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. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
4	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. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
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. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<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. 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to deliver more sustainable transport networks and have permanent and positive long term impacts upon this objective.	+	Requiring only major developments to contribute to off-site transport infrastructure will help to deliver more sustainable transport networks, which will have permanent and positive long term impacts upon this objective.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its	<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 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to reduce vehicle emissions, which will have permanent and positive long term	+	Requiring only major developments to contribute to off-site transport infrastructure will help to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	effects	future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy.			impacts upon this objective.		
8	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; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	
9	Use land resources efficiently and safeguard their quality	<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. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
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. 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	+	Requiring only major developments to contribute to off-site transport infrastructure will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	
13	Minimise flood risk and reduce	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	the impact of flooding to people and property in York	<ul style="list-style-type: none"> flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 					
14	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; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	
General				<p>This option has some positive impacts since it will help to mitigate local impacts of development and to help reduce the need to travel, which will have positive impacts in respect of climate change and reducing vehicle emissions.</p> <p>There are also some uncertain impacts in relation to the environment, as it would depend upon the location of off-site transport infrastructure as to what impacts there may be on the natural environment, the historic environment and the natural and built landscape.</p>			
Preferred Approach				<p>This option has some positive environmental impacts since it will help to mitigate local impacts of development and to help reduce the need to travel, which will have positive impacts in respect of climate change and reducing vehicle emissions.</p> <p>There are also some uncertain impacts in relation to the environment, as it would depend upon the location of off-site transport infrastructure as to what impacts there may be on the natural environment, the historic environment and the natural and built landscape.</p> <p>There are no significant effects/no clear links in relation to the economic objectives.</p> <p>Social impacts will be positive since the preferred option will help to mitigate the local impacts of major development.</p>			
Recommendations				<p>It is recommended that the preferred option includes mitigation to ensure that any off-site transport infrastructure does not adversely impact upon the environment.</p>			

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

Section 24: Communications Infrastructure

Communications Infrastructure							
SA Objective			Option 1: Rely of NPPF to guide communications infrastructure			Option 2: Provide a local policy guide to communications infrastructure	
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. 	I	Generally the NPPF covers the issue, but can be open to local interpretation. NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. NPPF also states that in preparing Local Plans, local planning authorities should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum, adding that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	<p>This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive</p>	
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 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. 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, which could be visually intrusive and affect people's health and well being. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	<p>This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive.</p>	
3	Improve education, skills development	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued 	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of	+	<p>High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and</p>	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and training for an effective workforce	success; • Provide good quality employment opportunities available to all.		local community services and facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities		facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	• Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy.	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	
5	Help deliver equality and access to all	• Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property.		NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. NPPF also states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive	
6	Reduce the need to travel and deliver a sustainable integrated transport network	• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion.	+	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work	+	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work	
7	To minimise	• Reduce or mitigate greenhouse gas		The provision of high quality communications infrastructure		The provision of high quality communications infrastructure	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	greenhouse gases that cause climate change and deliver a managed response to its effects	emissions from all sources; <ul style="list-style-type: none"> 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. 		can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household’s carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.			can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household’s carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact.	
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
11	Reduce waste generation and increase level of reuse	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	

KEY			0	?	-		+
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely
	and recycling						
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. 	I	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.	I	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.	
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	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that the will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.	
15	Conserve or enhance	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
York's natural and built landscape	<ul style="list-style-type: none"> 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. 			has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.		also states that the will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.	
General	<p>Both options should have a positive impact for strengthening York's economy, enabling access to services and reducing the need to travel.</p> <p>Appraisal option 1 shows that although the NPPF generally covers the issue, particularly with regard to the economic benefits, it can be open to local interpretation with regard to the robustness of the justification required for new sites for communications infrastructure and could lead to a proliferation of new sites .This could result in some negative social and environmental impacts, depending on how it is implemented.</p> <p>Appraisal Option 2 expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. Appraisal option 2 should also encourage the removal of such equipment once it has ceased to be operational</p>						
Preferred Approach	<p>Option 2: Specify local criteria for the provision and siting of communications infrastructure</p> <ul style="list-style-type: none"> This would have a positive impact on economic objectives through supporting high quality communications infrastructure to improve York's connectivity to wider markets as well as widening the workforce catchment area through home-working and other remote working. This would also have a positive impact on social and environmental objectives as it would enable more people to access education, training and employment opportunities as well as local services and facilities. Also the risk of proliferation of sites for communications infrastructure is minimised. 						
Recommendations	None						

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

Section 25: Infrastructure and Developer Contributions

Infrastructure							
SA Objective			Option 1: Do not require physical, social and economic infrastructure to be in place prior to development		Option 2: Require physical, social and economic infrastructure to be in place prior to development		
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. 	I	<p>This is likely to have a negative impact on housing delivery because infrastructure is key to enable delivery of some of the housing sites, particularly the strategic sites over 5ha and in terms of transport connectivity. Delivery of some strategic infrastructure may be necessary prior to some of the housing sites coming forward for development and could delay their implementation/construction.</p> <p>However, an approach could be taken to prioritising infrastructure necessary to enable the efficient and effective delivery of phased development as appropriate.</p>	I	<p>This may be positive for the development communities on sites and enable housing sites to be delivered.</p> <p>However, it may be impractical to deliver all infrastructure requirements prior to the full site and may be pursued as part of the overall phasing. An approach could be taken to prioritising infrastructure necessary to enable the efficient and effective delivery of phased development as appropriate.</p>	
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. 	O	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.	O	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.	
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. 	-	<p>This is likely to enable opportunities through the construction phasing of infrastructure/ development to deliver training opportunities.</p> <p>However, in order to maximise opportunities for education, all infrastructure commensurate with the level of development would need to be in place and ready to function to ensure that adequate facilities are available and undue pressure is not put on other facilities as a result of the development.</p>	+	<p>In order to maximise opportunities for education, all infrastructure commensurate with the level of development would need to be in place and ready to function to ensure that adequate facilities are available and undue pressure is not put on other facilities as a result of the development.</p> <p>This approach is likely to therefore have the most positive long-term gain for improving education, skills and training.</p>	
4	Create jobs and deliver	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; 	+ -	This is likely to have a negative impact on employment delivery because infrastructure is key to enable delivery of	+ -	This approach is likely to benefit the economy to ensure that infrastructure is in place to support all forms of	

KEY	++	+	0	?	-	Very negative impact likely	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> 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>some of the employment sites, particularly the strategic sites over 5ha and in terms of transport connectivity. Delivery of some strategic infrastructure may be necessary prior to some of the housing sites coming forward for development and could delay their implementation/ construction.</p> <p>Further more, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of a scheme. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p>		<p>business within the city.</p> <p>However, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of both individual schemes and development in areas of the city to enable suitable infrastructure to be in place prior to development. Funding resources may not be able to meet this requirement up front prior to other development coming forward or to demonstrate need requirements.</p> <p>This approach would require a detailed understanding of what the scheme needs in order to be delivered providing developers with certainty of the funding they will need to allocate to infrastructure provision to service the site and mitigate its impacts. The approach may benefit from prioritising infrastructure critical to support economic growth/sites development to enable long-term delivery.</p>	
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. 	0	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.	0	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.	
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. 	I	<p>This is likely to have a negative impact on development delivery as transport infrastructure is key to enable delivery of sites, particularly the strategic sites over 5ha which would require significant improvements to public transport services and infrastructure and increases in highway capacity.</p> <p>There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Furthermore, the impact will increase in line with development given that the main demand for services will</p>	I +	<p>This would be positive to ensure that sustainable modes of transport and ways to minimise using the car are in place as soon as the development is commenced. Successful connections to other locations will be vital to meet accessibility as well as social, environmental and economic objectives. The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.</p> <p>There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p>	

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
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 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>The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development.</p> <p>There are high costs implications to delivering renewable energy technologies as part of the development, thereby affecting viability and deliverability. However, phasing of the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.</p>	?	<p>Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.</p> <p>The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development.</p> <p>There are high costs implications to delivering renewable energy technologies as part of the development, thereby affecting viability and deliverability. However, phasing of the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.</p>		
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; 	0	No significant effect or clear link.	0	No significant effect or clear link.		

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	high quality and connected natural environment	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	No significant effect or clear link.		0	No significant effect or clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	?	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. The scale or delivery of required infrastructure is therefore uncertain.		?	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. The scale or delivery of required infrastructure is therefore uncertain.
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. 	?	Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing.		?	Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing .
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. 	I	<p>It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain.</p> <p>However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality.</p>		I	<p>It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain.</p> <p>However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality. Implementing these measures prior to development could ensure that the maximum benefit is derived from them.</p>
13	Minimise	<ul style="list-style-type: none"> Reduce risk of flooding; 	-	It would be important that any mitigation identified		+	Any infrastructure that has been identified through the

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	flood risk and reduce 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). 		through planning the development is appropriately incorporated prior to the development of a scheme to ensure that no further adverse impacts are experienced. This approach could have negative impacts on flood risk.			planning to mitigate the potential impacts from flood risk should be incorporated prior to development to ensure that no further adverse impacts are experienced. This would be positive in minimising flood risk.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
General			<p>Option 1 could have a negative impact on development delivery as the provision of infrastructure is key to enabling the delivery of sites and the costs associated with this provision could thereby affect viability and deliverability of development. However, phasing of developments in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Option 2 is likely to have a more positive long-term impact on the delivery of sites as this would identify the key strategic and specific infrastructure requirements to service the development, mitigate its direct local impacts and meet the wider infrastructure needs of York.</p>				
Preferred Approach			<p>Option2: Require physical, social an economic infrastructure be in place prior to development</p> <ul style="list-style-type: none"> This is likely to have benefits on social objectives given that social infrastructure would be in place commensurate with the level of development. This is likely to have a economic benefits for York as the strategic and local infrastructure required would be in place to make sites more attractive to investors in the city. There are high costs implications to delivering transport and other infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases. This approach is likely to deliver environmental benefits by ensuring that development is adequately serviced and its impacts are mitigated. 				
Recommendations			None				

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

Developer Contributions								
SA Objective			Option 1: Do not require developers to contribute to strategic infrastructure development, use existing obligations method		Option 2: Require developers to contribute to strategic infrastructure development on the basis of development type city-wide		Option 3: Require developers to contribute to strategic infrastructure development on the basis of development type by location	
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. 	-	<p>This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations, to fund new community facilities. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic community facilities may not be secured.</p>	++	<p>This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York’s authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a ‘meaningful contribution’ to deliver the infrastructure needed in the neighbourhoods where development is proposed.</p>	++	<p>This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. It will also give developers much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York’s authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a ‘meaningful contribution’ to deliver the infrastructure needed in the neighbourhoods where development is proposed.</p>
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 though access to leisure opportunities (walking / cycling) 	-	<p>This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does</p>	+	<p>This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York’s authority area and what strategic infrastructure the contribution will</p>	+	<p>This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty</p>

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities, such as healthcare facilities, that may be required as a result. However, If a development is of a sufficient scale the provision of healthcare facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.		<p>be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.</p>	about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.
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. 	-	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities)) and mitigate the direct local impacts of the development (e.g. education 'contribution'. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities, such as education and training facilities, that may be required as a result. However, If a development is of a sufficient scale the provision of education or training facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.	+	<p>This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.</p>	+ This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
							healthcare infrastructure needed in the neighbourhoods where development is proposed.	
4	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. 	-	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new strategic infrastructure that is required to facilitate economic growth. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic infrastructure to enable economic growth may not be secured.	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to enable economic growth.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. It will also give developers more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to enable economic growth.
5	Help deliver equality and access to all	<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. 	I -	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of	I +	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including services and facilities for the local population. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where	I +	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including services and facilities for the local

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			
				contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured.		development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	population. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	
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. 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce reliance on use of the car. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new or significantly upgraded strategic public transport infrastructure that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure needs will be set out set out in an appropriate list.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure needs will be set out set out in an appropriate list.
7	To minimise greenhouse	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; 	+	This option would generally limit developers to contributing to the	++	This option will provide developers with much more certainty about	++	This option will provide the council with the maximum flexibility to set a

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 		infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled		the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.		contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions.. Such infrastructure needs will be set out set out in an appropriate list.
8	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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	I +	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Obligations could include the provision of new green infrastructure, including public open space.	I +	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including green infrastructure. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will	I +	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, green infrastructure. This option will also enable the council to allocate a 'meaningful contribution' to deliver the

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9	Use land resources efficiently and safeguard their quality	<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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0		There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective	0					
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	I	+	This option would generally limit developers to contributing to the infrastructure required to mitigate the direct local impacts of the development, such as flood risk, surface water runoff and groundwater contamination. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision	++		This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and groundwaters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list	++					

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				of such strategic infrastructure in their investment programmes				
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions.. Such infrastructure needs will be set out set out in an appropriate list.
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). 	I +	This option would generally limit developers to contributing to the infrastructure required to mitigate the direct local impacts of the development, such as flood risk , surface water runoff and groundwater contamination. This option does not generally	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty

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				take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision of such strategic infrastructure in their investment programmes		be used for, including strategic infrastructure to improve the quality of rivers and ground-waters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list		about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and ground-waters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>Whilst continuing to use the existing obligations method (Option 1) to secure developer contributions will deliver the infrastructure necessary to service the development and mitigate its direct local impacts, it will not secure the necessary contributions to take into account the cumulative impacts of the numerous developments that will have to be realised to deliver the planned growth of York.</p> <p>Options 2 and 3 each provide a similar approach for determining the contributions to be sought from developers through means other than obligations and, through an appropriate list, indicate how contributions will be spent on strategic infrastructure.</p>					

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Preferred Approach	<p>Either Option 2 or Option 3: Require developers to contribute to strategic infrastructure development</p> <ul style="list-style-type: none"> Both options would generate a significant level of funding toward delivering the strategic infrastructure necessary to deliver the growth envisaged in the Local Plan, by seeking contributions from developers on a rate per square metre of development of different development type. Option 2 seeks a contribution (rate by development type) wherever the development takes place Option 3 offers more flexibility to the council set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers for each development type. Further viability testing will need to be undertaken to confirm which of Option 2 or Option 3 is the most viable and workable before determining which should be the preferred approach taken forward.. 						
Recommendations	<p>The Second alternative under Developer Contributions in the Local Plan should be amended to 'Require developers to contribute to strategic infrastructure development on the basis of development city-wide (this is one of two of our potential preferred approaches to strategic infrastructure)' Similarly , the third alternative should be amended to 'Require developers to contribute to strategic infrastructure development on the basis of development type by location (this is one of two of our preferred approaches to strategic infrastructure)'. The reason for this is that Option 3 is one of two similar alternatives for requiring developers to contribute to strategic infrastructure using methods over and above the current obligations method (the other being Option 2). The difference between option 2 and Option 3 is that Option 2 would seek the same contribution as a rate per square metre of development type (e.g. residential or employment) wherever that development takes place, whereas Option 3 would seek a different contribution rate depending on where development is located (for example, on a zonal basis). Further viability testing will need to be undertaken to confirm which of the two options is most viable and workable.</p>						