

Appendix I

Appraisal of Strategic Sites and Alternatives

Part 1: Allocated Strategic Sites

ST1: BRITISH SUGAR / FORMER MANOR SCHOOL	2
ST2: FORMER CIVIL SERVICE SPORTS GROUND	15
ST4: EAST OF GRIMSTON BAR	26
ST5: YORK CENTRAL.....	38
ST7: EAST OF METCALFE LANE	51
ST8: NORTH OF MONKS CROSS	68
ST9: LAND NORTH OF HAXBY	85
ST11: NEW LANE, HUNTINGTON	94
ST12: LAND TO THE WEST OF MANOR HEATH, COPEMANTHORPE	103
ST13: LAND AT MOOR LANE, COPMANTHORPE	120
ST14: CLIFTON GATE	132
ST15: WHINTHORPE.....	151
ST16: FORMER TERRY’S CHOCOLATE FACTORY	173
ST17: NESTLÉ SOUTH	188
ST18: NORTH OF MONKS CROSS	202
ST20: CASTLE PICCADILLY.....	217
ST21: YORK DESIGNER OUTLET (LEISURE ALLOCATION)	229
ST25: LAND TO THE SOUTH OF THE DESIGNER OUTLET	240
ST26: SOUTH OF AIRFIELD BUSINESS PARK	251
ST27: UNIVERSITY CAMPUS AND EXPANSION	262
ST29: LAND TO THE SOUTH OF BOROUGHBIDGE ROAD/A59	274
ST30: NORTH OF STOCKTON LANE	286

NB: Sites with extant planning permission have not been (re)appraised in this Appendix unless there are potential changes which may be relevant. It is assumed that planning permission dealt with issues through the planning process.

ST1: British Sugar / Former Manor School

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development of the British Sugar site is forecast to provide 1140 dwellings representing 6.5% of the total requirement over the plan period. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the proposed Affordable Housing Policy (H9) within the Local Plan, should provide around 280 affordable units which would also be significantly positive in meeting the city’s housing needs.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. A local centre/neighbourhood parade is planned on this site to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York’s population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people’s health; • Improve access to open space / multi-functional open space; • Promotes a healthier 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. The development currently has access to amenity greenspace (inside and outside of the boundary), allotments to the southern end (200m) and sports pitches to the northern end (200m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>The boundary of the site incorporates the former Manor school and its associated open space as well as a former sports ground. Both of these uses should be re-provisioned as applicable within the masterplan. It is envisaged that the net provision of open space overall will increase to</p>

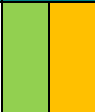
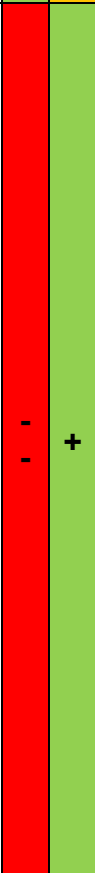
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>lifestyle though access to leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution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


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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>infrastructure for economic growth;</p> <ul style="list-style-type: none"> • Support existing employment drivers; • Promote a low carbon economy. 		<p>opportunities across the city.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>++</p>	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 25% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This would depend upon implementation of the masterplan and location/scale of convenience provision. There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from houses on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<ul style="list-style-type: none"> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="display: flex; justify-content: space-between; width: 100%;"> + - </div>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government's agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>This site is not in close proximity to nationally/internationally designated nature conservation sites. However, the site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of <i>aculeate hymenoptera</i> (Bees and wasps). This site may be temporarily impacted through the construction of the site in the short-term and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. Mitigation measures are likely to include significant buffering to ensure the integrity of the site and to limit further disturbance from residents as well as phasing development around the site to correspond to the lifecycle of these species.</p> <p>The site will be required to include on-site provision of open space and provide an opportunity for connecting with adjacent green infrastructure. In order to ensure that the value of the land in terms of biodiversity is improved, different types of space should be provided to enable connectivity between existing and new green infrastructure. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>On balance, a cautionary approach needs to be taken with this site and whilst there is the potential to have a direct long-term positive effect, it is subject to the appropriate buffering of the site. It has therefore been assessed as having positive and significant negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to ensure that disturbance to the wasps and bees is minimised, the phasing of development should take into consideration the life-cycle of the species; In order to maintain the integrity of the SINC, appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration. <p>Assumptions</p> <ul style="list-style-type: none"> Biodiversity will improve from the current baseline. The biodiversity value of brownfield land is less than that of greenfield sites. <p>Uncertainties</p> <ul style="list-style-type: none"> The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>and significance of any effects.</p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This is a 40 ha brownfield site with a former industrial processing history. The site has been cleared and is now vacant for re-use.</p> <p>Preliminary studies have identified contamination issues on the site in line with its former use. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. A strategy for remediation is currently under preparation.</p> <p>In the long-term this should have a significant positive impact on this land improving the site as part of the development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Any contamination of the site needs to be remediated appropriately for the proposed use. <p>Assumptions</p> <ul style="list-style-type: none"> • The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term.</p>

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

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

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p><i>analysis is required.</i></p> <ul style="list-style-type: none"> <i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<div style="display: flex; justify-content: space-between; width: 100%;"> + - </div>	<p>Likely Significant Effects</p> <p>The site is now vacant and therefore, during the construction phase there may be temporary impacts in relation to visual amenity. In the medium to long term this will depend upon design and masterplanning of the site.</p> <p>The Heritage Impact Assessment (2014) has identified views into and out-of the site, specifically across the city towards the Minster and Clifton Ings. Development may therefore have negative effects where these views are obscured. The HIA has also identified that the former factory site has a strong identity and that this may be lost through merging with the existing residential areas. The impact on the city from development will be predominantly dependent upon ensuring that these considerations are incorporated into the design of the site. The site also includes a SINC. This could contribute to the overall landscape design of the development, particularly in relation to green infrastructure provision.</p> <p>There is an opportunity for the redevelopment to enhance the landscape character and visual amenity in this location in comparison to the former industrial use. There is also an opportunity to incorporate views through the site to enhance the setting. There is the opportunity for this site to become a new community in York with locally distinctive characteristics creating and complimenting the surrounding built and natural landscape in the long-term</p> <p>It would be recommended that alongside the masterplanning process, a landscape strategy is developed to understand how the development will impact on the existing city as well as develop character on the former factory site.</p> <p>On balance, there is potential for the site to have mixed positive and negative impacts on this objective although it is acknowledged that this will be subject to consideration of the landscape character and high quality design during masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p>

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

Summary

A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and local services. Objective 9 (land use) was also identified as a significant positive effect due to the reuse of a previously developed brownfield site. Objective 8 was assessed as having the potential for a significant negative and minor positive effect.

Objective 4 (jobs) was recorded as a minor positive effect due to the generation of construction jobs and longer term employment on the new development, as was objective 13 (flooding) due to the low flood risk and potential uptake of sustainable drainage systems. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.

A mixed minor positive and negative effect was determined for objective 2 (health) due to the access to open space and promotion of outdoor activities in addition to the temporary disturbance and disruption during construction. Objective 3 (education and training) was identified as a mixed minor positive and negative effect due to the enhancement of construction skills and potential longer term training opportunities through the new facilities on site, and the educational requirements which are anticipated to exceed the capacity of existing schools. A mixed minor effect was also recorded for objective 6 (transport) as a result of public good transport links and the potential for exacerbated congestion on the ring road, objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences, and objective. Mixed minor positive and negative effects were also identified for objectives 14 (cultural heritage) and 15 (landscape) as a result of the impacts on local identify, views and potential archaeology on site, in addition to enhancement of the architectural character of York.

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

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

ST2: Former Civil Service Sports Ground


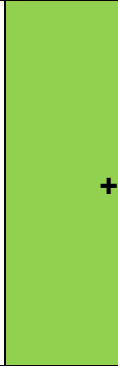
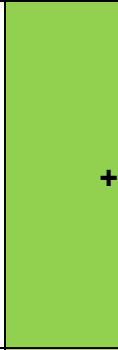

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing 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>Likely Significant Effects</p> <p>This 10ha site off the A59 could provide around 290 dwellings which will make an important contribution to the overall housing stock of the City and the dwelling mix which allows for affordable housing in an area of need.</p> <p>There are some community facilities within the vicinity (nursery school and secondary school) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is access to open space in the vicinity and some open space will be provided on site.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Phasing of development should include the provision of facilities to ensure the population is provided for. <p>Assumptions</p> <ul style="list-style-type: none"> • The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. <p>Uncertainties</p> <ul style="list-style-type: none"> • The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. • The levels and type of community facilities that will be required
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle though access to 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>leisure opportunities (walking / cycling);</p> <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. 	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have a impact on health through air quality on a localised level. The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. The loss of formal recreation provision is balanced by direct re-provision elsewhere in the City.</p> <p>Whilst there is some access to existing open space (including Natural and Semi- Natural Open space, Amenity Space, Outdoor Sports Provision and Allotments), Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and openspace are developed and assessments concluded and mitigation measures implemented.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A land contamination assessment and a noise assessment should be conducted and The strategies should be implemented accordingly. Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency. Open space and sports provision will be included in the development There will be a cycle path that links to the current network.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning. Impact, if any of land contamination from the petrol station. If healthcare facilities would need to be included as part of any development. Impact of noise on the development
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>The site is adjacent to a secondary school and a nursery school, although the capacity of these and the nearest primary school is not known at this stage. At around 290 dwellings, the development could generate significant additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces. There could also be a minor positive effect in relation to job creation from the provision of other new facilities and retail.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.

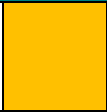
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce 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>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>The site is in reasonable proximity to the City Centre, providing opportunities for sustainable travel for workers and shoppers.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • None <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>++</p>	<p>Likely Significant Effects</p> <p>Based upon the current affordable housing policy, the site would need to provide a significant proportion of affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>There is good access to York via bus routes, cyclepaths, roads and railways.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <p>Local service provision (existing and potential) will meet needs of new residents.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • The facilities and services provided will be subject to masterplanning and occupation following development.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>Whilst the development is adjacent to the A59 and could contribute to congestion in the area, particularly at peak times. However, the proximity of the site to the City Centre and the provision of bus routes (including those operating from the Poppleton P&R), a railway station and cycle paths offers opportunities for sustainable travel for new residents.</p> <p>Overall, the effects are assessed as being significant positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A transport assessment and travel plan would be required for the development. • Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>Whilst the site is relatively small, a range of climate change mitigation measures could be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A sustainability and low carbon strategy should be implemented across the site to help

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>minimise and manage negative impacts towards climate change.</p> <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>The site is mixed greenfield and brownfield with a past use as a sports ground. Whilst it is in principle part of the City's green infrastructure network, it is not accessible to the public. Development could enhance its character, providing access and biodiversity areas for residents.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Incorporation of accessible biodiversity elements into the masterplan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		<p>Likely Significant Effects</p> <p>The site is part greenfield and part brownfield reflecting its previous use as a sports ground. As such a minor positive effect is predicted, using the opportunity to re-use of land which has fallen out of productive use.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> None
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; 		<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 	-	<p>to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The net effect is assessed as being minor negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality. <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	+	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated. Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>Overall, the effects of the development are assessed as having positive and negative effects , reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and significant opportunities for sustainable transport use.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required for the development. Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary. <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>Development of this site will contribute to a change in the overall character of this area of the City by advancing the urban area westward. The Heritage Impact Assessment for the City concludes that there could be minor negative effects associated with architectural character, archaeology and landscape and setting of the City. The Minster and other landmarks may be visible from the highest point in the site. Masterplanning and detailed planning consent would need to pay heed to these issues to secure the best development fit for the site, although landscape and setting impacts could not be mitigated.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
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	<p>Likely Significant Effects</p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A59. Its development will reduce the sense of openness between the ring road and the current built extent of the City along Boroughbridge Road. However, this is an urban fringe landscape, and given the past use of the site and opportunities for high quality design along the frontage to the A59, an overall neutral effect is likely.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>This site, reflecting its location and past use as a sports ground, exhibits a range of likely effects, ranging from minor negative to significant positive. The provision of housing (a proportion of which will be affordable) will significantly contribute to meeting the City's housing needs, and new residents will bring skills and spending which will contribute to the City's wealth and business health. Service provision in the locality is a concern and will have to be examined in more detail to ensure that there are no capacity issues as a result of the development and new residents are reasonably provided for. However, sustainable transport links adjacent to and in the vicinity of the site are good which will contribute to the overall sustainability of the location should new residents choose these.</p> <p>No significant negative effects were identified against any of the objectives, although minor negative effects were in respect of greenhouse gas emissions, waste and impact on the City's character and setting. Whilst waste and greenhouse gas emissions can to some extent be mitigated against, the change in the setting of the City is permanent. It will be thus require careful masterplanning to ensure that the frontage to the Boroughbridge Road helps to retain a sense of openness and that quality design is achieved throughout the development. Given the relatively small scale of the site, there are uncertainties over the level and type of open space and opportunities for renewable energy generation which could be included in the development,</p>			

Key



Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect

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

ST4: East of Grimston Bar

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development is forecast to deliver 230 new houses which would contribute towards meeting the needs of the population by significantly increasing the housing stock in an area of known need. Based upon the proposed affordable housing policy (H9), the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the scale of the development, it is not expected that new facilities will be included in the development, however this is a possibility as part of a sustainable mix of uses.</p> <p>Due to the significant delivery of new homes, this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Include provision of new community facilities and services in the development if possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There are no adjacent residential areas that may experience short term disturbance during development, as the site is bounded by a road and the Grimston Bar Park and Ride. Fields are present to the south of the site, and the University campus further south is assumed to be too far from the development area to be affected by noise.</p> <p>In the longer term, the A1079 and the Park and Ride have the potential to cause noise disturbance for</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	unacceptable risks to health.			<p>residents on the completed development, with potential impacts on health. A noise assessment has been carried out and mitigating measures recommended.</p> <p>The site is also at risk of land contamination from a nearby petrol filling stations and a former landfill site, which could have resulted in contaminants migrating to the development area. Further intrusive investigations have been recommended as a result of an initial contaminated land desk study. As a result, further investigation and potential remediation work would be necessary.</p> <p>The developer has indicated that a woodland trail and children’s play area would be included in the development, along with new pedestrian and cycle routes. This would support residents to take up a healthier lifestyle through the promotion of outdoor activities. The site also has good access to open space.</p> <p>There are no healthcare facilities located within 800m of the development.</p> <p>Overall this has been assessed as having a mixed minor positive and negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The recommendations of the noise survey should be implemented.</i> <i>Further contaminated land assessment should be performed and any necessary remediation completed.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that any land contamination would be remediated prior to development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of open space included in the development will be subject to masterplanning.</i>
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>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>Part of the site has access to a primary school within 800m. There are no nurseries or secondary schools within this distance from the development. The capacity of the nearby schools to accept additional students would need to be determined. Part of the University of York campus is also located within 400m of the development, which could provide higher educational opportunities for students living on the development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>would be dependent upon employment practices in the companies that construct the development. It is therefore anticipated that there will be a mixed minor positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>The University of York campus located close to the development means that the development has the potential to support the local workforce and benefit the local economy.</p> <p>The proximity of the University campus means that there are already frequent bus services within 400m of the development, in addition to the nearby Park and Ride which also offers frequent bus services into York city centre. This would help promote a flexible workforce and support low carbon commuting.</p> <p>This has been assessed as a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site. It is uncertain whether local facilities will be included in the development.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>Likely Significant Effects</p> <p>The development would contribute to the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>A local parade of shops with a range of facilities is located within 400m of the development, however accessibility is reduced by the presence of the duel carriageway. Road safety measures would need to be included to ensure safe access across the road.</p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses on site, although this has the potential to impact on existing local facilities. Consideration would need to be given to the scale of retail in context of the overall development.</p> <p>Overall this has been assessed as a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Road safety measures would be necessary to ensure safe passage across the duel carriageway to local shops. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that existing local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether the development will deliver additional new facilities.
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>Likely Significant Effects</p> <p>The site has a variety of sustainable transport options available for residents. Frequent and non-frequent bus routes are accessible within 400m of the development, and the nearby Grimston Bar Park and Ride also offers a high frequency bus service to the city centre. Cycle routes are present adjacent to the site.</p> <p>The developer has indicated that cycle and pedestrian routes would be included in the development site. Connections must be made from the new pedestrian and cycle routes to the bus services and existing cycle routes.</p> <p>The development would also have good highway access for vehicles. While there would be some additional vehicle journeys generated by the development, the scale of new homes and the available sustainable transport options means that a notable effect is not anticipated.</p> <p>Overall this has been assessed as a significant positive effect on this objective.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The Field Lane roundabout barrier to cycling and walking must be addressed. Connections to existing cycle routes and sustainable transport facilities should be provided. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that uptake of sustainable transport would be sufficient to avoid notable congestion in the area due to the scale of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation. The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is expected during the construction stage due to an increase in HGV movements, energy consumption and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional vehicle trips made by occupants of the new development would also contribute to greenhouse gas emissions in the longer term.</p> <p>The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The site is an area of agricultural greenfield land, with hedgerows mature trees, and an area of land which appears to have been unmanaged for several years. A habitat survey has been performed, which identified the key areas of ecological interested as the hedgerows, mature trees with potential for bats and the opportunities for breeding birds in arable fields and hedgerows. The survey also identified that records of protected species such as great crested newt, water vole and certain moth species had been identified for the area.</p> <p>There is a mature landscape behind the development area which should be maintained and enhanced to promote ecological connectivity.</p> <p>There are no nationally or locally designated sites within or adjacent to the development. However the loss of greenfield land is expected to have an overall detrimental effect on biodiversity and the connectivity of green infrastructure.</p> <p>This has been assessed as having a minor negative effect against his objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The habitat survey recommended that a breeding bird survey and an assessment of mature trees for the presence of bats are carried out.</i> • <i>Hedgerows and mature trees should be retained and enhanced where possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">--</p>	<p>Likely Significant Effects</p> <p>The site is a greenfield area of classified Grade 1, 3a and 3b agricultural land. Development would result in the loss of the best and most versatile land, and would not result in the reuse of previously developed land.</p> <p>There is the potential for land contamination to be present on site due to a petrol filling station located north of the site and a former landfill site on the location of the Park and Ride to the east. These could have resulted in contamination (including hydrocarbons and landfill leachate) migrating to the development area. A contaminated land desk study has been performed, which recommended further ground investigation on site. Remediation may be required as a result of further assessment.</p> <p>An assessment of ground conditions and any necessary remediation would be required in advance of development.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further ground investigations for land quality are required including any identified remedial work. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that any identified land contamination would be remediated prior to development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether contamination is present on site.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are no identified water bodies on or adjacent to the development area. The development is not located in a groundwater Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>The overall increase in water consumption from the new dwellings has resulted in this being assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> • <i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and remediation phases is unknown.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 	+	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary and no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>The site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term. There are existing local facilities within a short distance from the development, and if new services were incorporated into the development itself this would help ensure local provisions within a distance which does not require vehicle use.</p> <p>Accessible public transport and good cycle links means that the development should promote sustainable transport to minimise car use in the longer term, however there is some potential for additional vehicle flows contributing to a reduction in local air quality.</p> <p>There may be new exposures to areas of poor air quality from Hull Road as a result of the development, so an air quality assessment should be performed. This should also consider the potential impact from the University of York boiler stacks.</p> <p>Overall a mixed minor positive and negative effect is anticipated due to the increase in construction emissions, in addition to the expected uptake of sustainable transport to reduce car journeys.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Inclusion of low emission technologies such as electric vehicle recharging infrastructure would promote improvements in air quality.</i> • <i>An air quality assessment would be required for the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>+</p>	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with policy FR2. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha. Outflow from groundwater and/or land drainage will also not be permitted to enter public sewers.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> • <i>A flood risk assessment will be required in line with policy FR1.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>This site creates a small buffer between the newly expanded University of York campus to the south of the development and the more modern areas of development to the north and west. This helps to maintain the university, Badger Hill Estate and housing to the north of Hull Road as distinct identifiable areas. The removal of this buffer would mean the loss of a clear boundary between distinct areas.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas, which has the potential to impact upon views of the historic York Minster.</p> <p>High rise buildings in this area may have a negative impact on existing architectural character due to the small scale buildings which exist in the vicinity and the raised topography of the development site. Inappropriate scale or low quality architecture/craftsmanship has the potential for a detrimental effect on the architectural legacy of York in general.</p> <p>An archaeological assessment has been performed for the site. There is the potential for notable archaeological deposits to exist on the development area. The favourable topography in this area means it was attractive for settlement and land use in the past. The site sits within a landscape of known prehistoric and Roman activity. Field systems associated with this settlement are known to exist on part of this site. There is also the potential for the remains of a Roman road to be present on</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>site.</p> <p>Investigations ahead of the recently constructed Heslington East Campus immediately south of this site revealed evidence of prehistoric-Romano-British occupation and activity. Extensive evidence for agricultural settlement, from the Iron Age and Roman periods was also found. The latter included high status buildings incorporating under-floor hypocaust heating systems. A small quantity of Anglian pottery, metal and bone objects suggests some activity of this date in the area, although the nature of this is unclear. Given the presence of multi-period remains to the south of the site, it is possible that further remains may be encountered on the development site.</p> <p>Due to the limited development on this site, there is high potential for archaeological remains to have survived.</p> <p>Overall this has been assessed as having a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Further archaeological analysis and mitigation measures are required. • Further information is required on the proposed architectural design of the development. • The design should enhance elements of the strong urban form characteristic. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The quality of proposed architecture and craftsmanship for the residences is uncertain. • The scale of archaeological remains on site is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The site is highly visible due to its topography. The development may therefore have an impact on the 360 degree views from Kimberlow Hill towards the historic core and The Minster, and outwards across the rural landscape of the Wolds and the Vale. The current rural view of the hill would become an urban view if development took place. Housing on the site would also be clearly visible from the surrounding lower land to the north and from Hull Road, with a resulting impact on views.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas. Tall buildings and poor layout of any new development may impact upon existing views from the hillside.</p> <p>This has been assessed as a minor negative effect on this objective.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Further landscape assessment and view analysis are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>Significant positive effects have been recorded against objective 1 (housing) due to the provision of a significant number of new housing, and against objective 6 (transport) as a result of the sustainable transport options available from the site. A significant negative effect was recorded against objective 9 (land use) due to the loss of greenfield land and potential for ground contamination.</p> <p>A minor positive effect was recorded against objective 4 (jobs) as a result of the generation of short term construction jobs and a flexible workforce with access to employment opportunities. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and good access to local facilities.</p> <p>Objective 8 (biodiversity) was recorded as a minor negative effect on biodiversity due to the loss of greenfield land which would have supported a range of species. A minor negative effect was also recorded against objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as minor negative effects due to the potential impacts on local boundaries, architectural character, archaeological remains and views of and from the site.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of outdoor leisure opportunities and potential long term noise disturbance, as well as objective 3 (education and training) due to the proximity to nearby primary schools and the University of York campus, but lack of secondary facilities. Mixed minor positive and negative effects were also recorded against objective 7 (climate change) due to the potential for renewable energy generation and the increase in greenhouse gas emissions, and objective 12 (air quality) due to potential effects from increased construction traffic and the potential uptake of sustainable travel modes for journeys.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, the presence of land contamination on site, and the scale of archaeological remains.</p>			

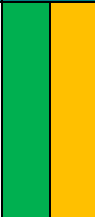

Key

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

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This site is forecast to provide 410 dwellings during the plan period representing roughly 2% of the total requirement over the plan period and population of circa.850 people. This is a major development on the edge of the city centre and will provide a new community that. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H9), this site should provide around 82 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Locating residential development in this location however would provide dwellings in close proximity to a range of services and facilities within the city centre, the majority of which would all be within 400-800m.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective as well as a potential neutral effect should residential development not be delivered in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>York Central is an area of opportunity on the edge of the city centre. It has access to a number of healthcare facilities within proximity as well as</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> • 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>city centre openspace such as Museum Gardens (400m). It is also highly accessibly and would support walking and cycling given its location. It would connect well to any existing routes within the vicinity to create sustainable routes to existing facilities. Interconnected cycle and pedestrian networks exist on the front of the station and could be taken through the site to maximise linkages.</p> <p>The location of the site within the city centre may lead to some impact from noise arising from commercial and traffic uses. The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. The impact on human health from noise and vibration issues in connection with the railway and adjoining road will need to be considered. A balance would need to be made between uses on site to ensure that no adverse effects to well-being of residents or workers occurred. Also, the site is within the City AQMA. Development in this location would need to ensure no adverse effects to air quality.</p> <p>This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development would need to minimise effects on air quality and mitigate noise to avoid effects on people's health and well-being.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of openspace will be subject to masterplanning.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	<p>+</p> <p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. Provision for education would only be relevant should a proportion of the site come forward for development. The site is within proximity of a number of primary schools, one of which is within 400m of the wider site boundary, which is positive for this objective although capacity would need to be established.</p> <p>Mixed use development of this site is likely to provide long-term jobs on site in the long-term. This site will include around 80,000sq.m of floorspace and is therefore projected to provide approximately 6600 jobs. There would also be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The type and scale of uses to be brought forward for development.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • 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>Likely Significant Effects</p> <p>This is a city centre site with support for mixed use regeneration. It is located adjacent to other retail and leisure functions within the city and would capitalise on existing linkages as well as extend the business function of the city centre. This site will include around 80,000sq.m of floorspace and is therefore projected to provide approximately 6600 jobs. This would not only provide jobs in the long-term but also support the vitality and viability of the city centre in the long-term.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training, dependent upon market forces.</p> <p>Residential development on site would support the housing of the local workforce within the city helping to support the overall economy. Having residential development within close vicinity of the city centre would also support its vitality and viability in the long-term. It is likely to support the existing leisure use on the site (The National Railway Museum).</p> <p>This site is therefore likely to have a significant positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The type of uses on the site is yet to be determined.</i> • <i>The number and type of jobs to be provided as well as their timescales is uncertain and will be dependent upon the works/occupation of the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would need to provide 25% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall from the existing permission and this new designation of housing would require additional local facilities to be considered on site such as convenience and health facilities. Facilities within the city centre are easily accessible for the provision of larger scale convenience. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access across the site which for the western end which is further than 800m.</p> <p>This is a highly accessible site within the city centre. There are frequent and non frequent bus routes which stop within the boundary of the site, particularly near the train station where the majority of buses pick-u and set down. In addition it is well connected to the city centre via pedestrian routes, which is likely to enable access for all.</p> <p>The impacts on this objective are largely dependent upon the uses on the site. Therefore there is also some uncertainty in relation to meeting this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise 	<p>++</p>	<p>Likely Significant Effects</p> <p>The site is located adjacent to the city centre allowing access to a variety of transport modes which would be positive for both the residential and commercial uses. The site has access to both frequent and non-frequent routes going to a variety of destinations into and out of York, which could</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
transport network.	<p>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. 		<p>be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York. In addition the train station is within the area of opportunity, which means that, for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the city centre making this a highly sustainable and accessible location.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>This site has been identified to a significant positive on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>The behaviour of future occupiers and their travel needs.</i>
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 	+	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is likely to not incur significant additional trips. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government's agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. For commercial buildings, best practice such as BREEAM standards should be used to minimise adverse effects. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<p>Mitigation</p> <ul style="list-style-type: none"> N/a <p>Assumptions</p> <ul style="list-style-type: none"> N/a <p>Uncertainties</p> <ul style="list-style-type: none"> The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p>+ +</p> <p>?</p>	<p>Likely Significant Effects</p> <p>This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective.</p> <p>This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>This site is scored as significantly positive and with some uncertainty relating to ground conditions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full ground conditions survey will be required. <p>Assumptions</p> <ul style="list-style-type: none"> The terms and outcomes of any survey will be in discussion with appropriate officers at CYC. <p>Uncertainties</p> <ul style="list-style-type: none"> Ground conditions are unknown without further investigation.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Given that the River Foss runs through the middle of this site and there are identified ecological benefits connected with this, any future proposals would need to ensure that there are no adverse effects to the river.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>-</p>	<p>Likely Significant Effects</p> <p>This site is predominantly flood risk zone 1 and 2 which is low flood risk although there is an element of higher flood risk closer to the river. Given that this is a brownfield site, surface water runoff rates for developments in this zone should be, where practicable, restricted to either existing runoff rates or would need to be based on 140 l/s/ha, in accordance with The Building Regulations 2007, Part H.3, with a reduction of 30% in runoff. A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as negative given that the proposed development includes land within flood zone 2 and work is ongoing to identify drainage solutions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>- ?</p>	<p>Likely Significant Effects</p> <p>This site is adjacent to significant designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include the Grade 2* railway station and Grade 2 Former North Eastern Railway Goods Station on Leeman Road. The site also lies outside of the historic core but partly within the central Area of Archaeological Importance (AAI).</p> <p>The Heritage Impact Assessment identifies development may cause harm to the settings of these heritage assets. Many of these buildings add value and character to the area and play a significant role in telling the story of York and Britain's rail network. Development should aim to protect the setting of the listed buildings within and bordering the area as just outside the site boundary are the scheduled City Walls and listed buildings on Holgate Road and Queen Street. Proposed development plans should also aim to sympathetically convert as many of the significant industrial buildings as possible for modern use; In particular those which have been nominated for inclusion on the Local List of Heritage Assets. There is an opportunity to better reveal the significance of this area and its history through the retention/use of these buildings. Local distinctiveness could be strengthened by reference to the site's railway heritage and by acknowledging the spaciousness and character of buildings at its SE end.</p> <p>Four key views of the Minster from/crossing this area were identified in (YCHCAA) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue). These are important for the setting of this landmark monument within the city. Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Key views of the Minster,</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness. Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views. Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>The HIA also identified a number of key opportunities:</p> <ul style="list-style-type: none"> • Opportunity to create new revealed views of the Minster and other key buildings through design and scale of new development. • There is an opportunity to potentially create new revealed views of the Minster and other key buildings such as the railway station through the strategic positioning of new buildings on the site. • Opportunity to create well designed mixed use area, reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre. <p>Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.</p> <p>On balance there is potential for this site to have negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both minor negative and uncertain effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>N/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Further analysis is required to understand the specific views into/out of the site.</i> • <i>Further understanding of the archaeology of the site need to be undertaken prior to regeneration.</i> • <i>Types of uses and their scale/massing are currently unknown.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important 	+	-	<p>Likely Significant Effects</p> <p>This area of the city has former railway heritage and is currently a partly in use for residential, employment and leisure uses. Additional development would help to create a new piece of the city is a central location. The Heritage Impact Assessment concludes that regeneration of this area has the potential to predominantly improve this former in landscape. Whilst it is acknowledged that the area may lose some of its industrial/railway identity, the site will be still be a transport hub and there is an opportunity for this site to create a well designed mixed use area,</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>sites;</p> <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. 	<p>Positive</p>	<p>reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre.</p> <p>The HIA has identified that there are four key views of the Minster from/crossing this area were identified in (YCHCCAA, 2013) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue). These are important for the setting of this landmark monument within the city. Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness. Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views. Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>The HIA also identified that there are potential positives for this site to have positive effects for compactness by being located adjacent to the city centre. This would bring additional residential and commercial businesses to the fringe of the city centre.</p> <p>The Heritage Impact Assessment concludes that regeneration of this area has the potential to predominantly improve this former in landscape.</p> <p>On balance, there are likely to be both minor positive and negative effects through the regeneration of this character area, subject to design and masterplanning to understand issues with regards to views.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>Significant positive effects have been identified against SA Objectives1 (housing) due to the likely provision of new housing as part of the development and objective 3 (education and training) due to the expected generation of over 6,000 jobs and the associated long term opportunities for training in addition to shorter term enhancement of construction skills and objective 4 (jobs) as a result of the provision of short term and permanent jobs. Objective 6 (transport) was also recorded as a significant positive effect due to the available modes of sustainable transport which would support a reduction in car use, in addition to objective 9 (land use) as a result of the reuse of previously developed brownfield land. No significant negative effects have been identified.</p> <p>A minor positive effect has been determined against objective 5 (equality) as a result of the provision of affordable housing and the accessibility of existing and new facilities, objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development, and objective 13 (flooding) due to the low to moderate flood risk on site.</p> <p>Objective 2 (health) has been assessed as a mixed minor positive and negative effect due to access to open space and outdoor activities and potential noise issues from commercial uses, traffic and the adjacent railway. A mixed effect was also identified for objective 12 (air quality) due to the expected uptake of sustainable transport benefiting local air quality and the potential impacts on the nearby AQMA and objective 15 (landscape) due to the benefits for compactness and potential negative impacts on views of the Minster.</p> <p>A mixed minor negative and uncertain effect was recorded for objective 14 (cultural heritage) due to potential impacts on the setting of heritage assets and the uncertain presence of archaeological features or deposits. A mixed neutral and uncertain effect was recorded for objective 8 (biodiversity) due to the limited biodiversity anticipated on a brownfield site plus the uncertain effects on the nearby designated sites. In addition to the significant positive effect, an uncertain effect was also recorded against objective 9 (land use) due to the uncertainty relating to ground conditions as a result of known historic contamination.</p> <p>There are uncertainties over the number of houses to be included, the type of uses on the development, the number of jobs generated, the potential biodiversity impacts, ground conditions and the presence of archaeology.</p>			

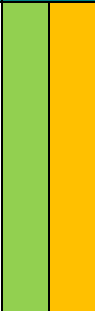


Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative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

ST7: East of Metcalfe Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development of the East of Metcalfe Lane site is forecast to provide 1,800 dwellings and approximately 10% of the total requirement over the plan period. This is a significant development within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the Affordable Housing Policy (H9) within the Local Plan, should provide around 630 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. A local centre/neighbourhood parade is planned on this site to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Preliminary masterplanning shows that the local centre will sit centrally in the site to maximise it accessibility. It is anticipated this will provide only a small convenience store due to other provision within proximity of the site alongside a new primary school and potential community facilities. These will be further determined through masterplanning.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity..</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>The need and capacity for a school with be based upon further discussion with CYC.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
population.	<p>circumstances could negatively impact on people's health;</p> <ul style="list-style-type: none"> • 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. 	<p>Light green background with a vertical yellow bar on the right side.</p>	<p>facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to amenity greenspace (outside of the boundary)(200m) and built sports facilities (within 500m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>Preliminary masterplanning has incorporated a variety of open space into the scheme including, amenity greenspace and sports pitches as well as larger strategic greenspace in to the south and western boundary. This is used to delineate building blocks within the masterplan and allow all residents to be in close proximity to interconnected open space across the site.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p> <p>The preliminary masterplan supports the inclusion of a network of cycle and pedestrian routes through and around the site incorporated into the open space to maximise accessibility and health benefits. It also plans to connect with existing footpaths that already cross the site and go into the existing urban area,</p> <p>There are existing doctors and dentists in the vicinity of the site and it is anticipated that this development would support additional provision within the local centre to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Although the masterplan does not specify healthcare within its emerging masterplan as a use within the local centre, an acknowledgement is made that the requirements within this are ongoing and subject to need identified from the development.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:- a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants; a former railway line which runs across the southern area of the site and a number of industrial processes which are located off site to the south east. Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64. Preliminary noise assessments undertaken on behalf of the site promoters has identified that the dominant noise source is likely to be from distant road traffic on the A64 and to a more limited extent due to low volumes traffic on Stockton Lane and Murton Way. There is also some potential for noise impacts from activities on the industrial estate on Outgang Lane on those properties which will be built at the south eastern end of the site. The conclusions of this initial assessment is that there are unlikely to be any major noise issues n relation to this site. A full noise assessment will be required alongside ongoing masterplanning to minimise disturbance to residents.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Outcomes of contamination and noise assessments should be updated to in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>An initial noise assessment has been undertaken by consultants on behalf of the site promoters.</i> • <i>Understanding of open space and pedestrian/cycle route provision is taken from the emerging masterplan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> • <i>The level and type of open space will be subject to masterplanning.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary schools within proximity (within 1600m) but given the anticipated number of new households that this site would generate, a new primary school would be required. This is reflected in the emerging masterplan by the site promoters. The nearest secondary school will be Archbishop Holgate's School on Hull Road (1200m) to the south, and Huntington school on Huntington Road to the north, although capacity at the schools would need to be established and accommodated if necessary.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which could also be the source of local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially mixed positive and negative assessment. The negative effects concern the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities. Secondary provision also need to be established and planned in to the scheme if applicable. <p>Assumptions</p> <ul style="list-style-type: none"> Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">+</p> 	<p>Likely Significant Effects</p> <p>The scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent to Osbaldwick industrial estate and in proximity of Monks Cross in the North and the University of York to the South.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, 	<p style="text-align: center;">++</p> 	<p>Likely Significant Effects</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
access to all.	<p>deprivation and exclusion across the city;</p> <ul style="list-style-type: none"> • 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>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This would depend upon implementation of the masterplan and location/scale of convenience provision. There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m. Preliminary masterplanning incorporates a local centre within the middle of the site to maximise accessibility.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
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 	+ -	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of existing bus routes from the north and south of the site is being explored through preliminary transport planning, which would help to link any new development to the city centre. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. The Grimston Bar park and ride is also within 1km to the south of the site. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of routes are dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>of travel;</p> <ul style="list-style-type: none"> • Improve congestion. 	<p style="background-color: #90EE90;"> </p> <p style="background-color: #FFD700;"> </p>	<p>and build upon existing transport connections as well as the creation of new ones.</p> <p>Preliminary transport planning for the site identifies a potential diversion of an existing bus route going through the site from north to south and an increase in its frequency. The site promoters aim to have all parts of the site within 400m of a bus route to encourage sustainable travel behaviour from new residents. In addition, a new network of cycle and pedestrian paths are planned into the design which connect with existing routes and provide new connections across the site to make it an attractive alternative to the car.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>Accessibility by car will be inevitable and accessibility would predominantly be via two access points allowing a north-south road to be provided connecting Osbaldwick Link Road (and effectively A1079 Hull Road) with Stockton Lane. The new road will focus the traffic generated by the development on main highway corridors, which may have localised adverse effects on congestion. Preliminary accessibility work by the site promoters have also planned for the new north-south connection to be relatively tortuous and designed to discourage rat-running and make alternative routes more attractive. Whilst the road will provide a distributor road for the development, it will be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed environment again to discourage inappropriate use.</p> <p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective, the scale of which will depend upon masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> • <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The infrastructure required for the settlement would be viable</i> • <i>The preliminary transport assessment has been undertaken by developers/landowners with input from external bodies. Advice on this remains valid.</i> • <i>The infrastructure required for the settlement would be viable.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV, solar thermal technologies and district heating as well as medium potential for biomass and ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	-	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland interspersed hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. However, the site does contain a Candidate SINC in the southern part of the site. 'Metcalf Lane Meadows' is 2.2ha of neutral grassland and pond. This is identified as a priority habitat within the Biodiversity Action Plan and therefore needs to be considered appropriately within ongoing masterplanning. Typically this site is species-rich grassland on better drained soils occurs mainly in small enclosed fields in the City of York, often bearing the ridge-and-furrow imprint of pre-enclosure cultivation. The characteristic plant community is MG5 crested dogstail - common knapweed grassland. Typical herbs include common birdsfoot trefoil, betony, pignut and common knapweed. Preliminary masterplanning has currently identified this area as part of a green wedge at the southern end of the site. A full habitat assessment is required to ensure any other interest features on the site can be taken into account. The site also contains a green corridor on the northern part of the site: Old Foss Beck. Green Corridors are a fundamental element of green infrastructure as they form linkages between assets making green infrastructure a network as opposed to a collection of sites. This has the potential to improve the porosity of the urban area to wildlife and provide an attractive access network. There is an opportunity for the site to link into this to ensure biodiversity corridors can be maintained across the site.</p> <p>Initial ecological investigations on the site have identified the green corridor and SINC as ecological assets within the site. In addition, there are two ponds on the southern part of the site with recorded sitings of Great Crested Newts and five other ponds either on site or within 240m of the boundaries, all having potential to support Great Crested Newts. The initial appraisal suggests that there is also potential for bats, breeding birds, badgers, water vole and otters. Further habitat studies are required to establish the species on site to enable appropriate mitigation to be planned into ongoing masterplanning.</p> <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>Preliminary masterplanning has integrated greenspace through the site with varying opportunities for recreation. It has also identified a new green wedge to the southern end of the site in line with officer recommendations to provide open space as well as ecological enhancement. Also the Foss Beck corridor has been retained and buffered to maintain this asset.</p> <p>On balance, a cautionary approach needs to be taken with this site given that further work is required through ecological studies. Whilst there is</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; background-color: #90EE90; height: 100%;"></div> <div style="width: 5%; background-color: #FFD700; height: 100%;"></div> </div>	<p>the potential to have a direct long-term positive effect, it is subject to the appropriate buffering and mitigation on site. It has therefore been assessed as having positive and negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i> • <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i> • <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The results of ecological studies currently under preparation and their requirements for mitigation.</i> • <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<div style="background-color: #FF0000; text-align: center; color: white; padding: 5px;"> - - </div>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 2b/3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:-</p> <ul style="list-style-type: none"> • a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants; • a former railway line which runs across the southern area of the site and a number of industrial processes which are located off site to the south east. <p>Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation and scale of allotments provision is currently uncertain.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
<p>12. Improve air quality.</p>	<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; 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore likely to be required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Murton Way, Bad Bargain Lane and Stockton Lane. An additional source of potential air pollution is the Outgang Lane industrial estate which could generate dust or odours impacting on future residents. However the initial appraisal confirms that there are no major issues which will impede the delivery of the site.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>- +</p>	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 but it does contain an areas of high flood risk to the northern and southern ends of the site (flood zone 3b and 3a). These areas follow and radiate from the Foss /Tang Hall Beck in the north and Osbaldwick Beck in the south. Development should be avoided from these locations to minimise flood risk to prospective and existing residents who are in close proximity of the Beck. Any new development in this location would require appropriate mitigation to ensure that fluvial flood risk is not exacerbated.</p> <p>In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>Preliminary investigations by the site promoters has identified that the land drains to the northwards towards the Foss/Tang Hall Beck north of Bad Bargain Lane in the centre of the site and drains southwards towards Osbaldwick Beck to the South of this road with small scale drainage ditches running alongside field boundaries. Emerging masterplanning has identified that areas at high risk of surface water flooding will be factored into the greenspace network within the site to ensure that these areas remain open space. These areas primarily relate to drainage ditches which are located within the site. It has also been identified that the site offers opportunities to create a SuDS based system of surface water drainage, which will control flows into the watercourses to greenfield flow rates and therefore will effectively reduce flows and flooding of the watercourses in extreme storm events. A system based on SuDS attenuation ponds and swales can be devised to attenuate the flows and also provide the opportunity for ecological enhancement across the site by the creation of wetland habitat.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as negative given that there are areas of high flood risk and that flood risk management planning for the site is ongoing. A positive assessment has also been recorded given that much of the site is identified as being within flood zone 1 where much of the proposed built development should be directed towards. Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <i>Areas of high flood risk should be avoided for development purposes.</i> <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water.</i> <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	-	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site but the boundary to the south is adjacent to Osbaldwick Conservation Area. An appropriate green buffer would be required to avoid harm on the historic setting of this area.</p> <p>An archaeological desktop survey has been undertaken for the site and has revealed that onsite archaeology is likely to be present. Evidence of a Romano-British settlement is well known in the vicinity of Apple Tree Farm within is included within the middle of the site. Also, both Sugar Hill Farm at the north end of the site (shown on the first edition OS plan c.1852) and Cottage Farm may have potential for archaeological remains. Non designated landscape features exist across the site such as medieval ridge and furrow (in varying degrees of preservation) and medieval and post-medieval field boundaries. The ridge and furrow may also protect earlier landscape features lying beneath it. The HIA also recognises the historic value of the medieval field patterns and associated hedgerows. Further non-intrusive archaeological investigation such as geophysical survey should precede any excavation to assess the nature and significance of any archaeological deposits on site. This should be done as part of the emerging masterplanning process to ensure that any areas identified can be appropriately considered / mitigated within the design. In addition further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space and historic hedgerows should be retained and/or development should follow field pattern on site where possible.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to predominantly compactness, archaeological complexity and landscape and setting. Whilst this site is located within the inner ring-road to would expand the urban boundary outwards, which would increase</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>the distance from the city centre to the edge of the urban area. Given that it is adjacent to the existing communities there is also potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space. However, it does identify that this size of site has the potential to create a new community within its own identity. Key to addressing this would be to ensure that the masterplanning process incorporates greenspace between the existing settlement edge and any new development to help retain existing identities.</p> <p>On balance it has been concluded that there is the potential for minor to significant negative effects against this objective subject to the implementation of mitigation..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i> • <i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	-	-	<p>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. It would also reduce the context of farmsteads and the contribution they make to the rural character and identity. Particularly important is the rural setting of Osbaldwick Conservation Area to the south which needs to be maintained. In order to mitigate this, the site needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the southern and eastern boundaries. Green wedges should be retained to also help reinforce the pattern of greenspace filtering into the city centre as per the other Strays in York. In addition the existing green corridors should be retained in the development along the south Beck to provide a distinction between Tang Hall and Heworth.</p> <p>The HIA identifies that any development may obscure views towards the city and of landmarks such as the Minster. Development will also impact upon the vantage points for views out of York towards the rural areas and neighbouring villages. Local views of the rural landscape from existing housing e.g on Bramley Garth and Hill View will also be impacted upon by the new development. The development should ensure that views through the site are incorporated to maximise the key view towards the Minster. Similarly, green space should be used to reduce the impact of the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>development from the ring-road.</p> <p>A Landscape and Visual Appraisal for the site has been undertaken to feed into masterplanning. This set out key recommendations for mitigating effects on the landscape:</p> <ul style="list-style-type: none"> • With the exception of necessary highway works, keep changes to the south of railway [near Osbaldwick] to a minimum and retain existing landscape features including hedgerows, trees, field pattern and surface. Enhance this to act as a green buffer to the conservation area, the SINC and the existing settlement and as new publicly accessible open space. • Create primary gateway off Stockton Lane to the North as the interface between countryside and the new urban area. Enhance the existing urban edge with new purpose designed transitional landscape. • Create a new Green Belt edge to the sites eastern boundary contiguous with strong existing hedgerows at the western edge of large-scale fields at the line of Outgang Lane to define the eastern boundary. • Retain field hedgerows to act as the core of green infrastructure and to create habitat linkages across the site, linking north and south, east and west. • Retain a broad swathe of land along the course of Old Foss Beck as open space, to act as an important open space, or planted with a range of habitat types. • Create linear open space network based on existing PROWs and valuable landscape features and focussed on retaining views of the Minster where available. • Create enhanced green edges particularly to southern and eastern boundaries with publically accessible open space, planting and lower density/massing/height to soften the proposed built form when seen in views towards the site, and to create a transition between suburban areas and the countryside. • Utilise links existing suburban areas where possible. Create linear linkages. • Create sustainable urban drainage scheme linked to Old Foss Beck and utilise as habitat creation areas. • Enhance existing hedgerows by interplanting where required and supplement planting to define green corridors and provide a sense of place. • Utilise larger plant stock in key areas to provide more immediate impact • Use native species including a proportion of evergreen plants. <p>All of these principles have been used to inform the emerging masterplanning of the site and consequently may reduce negative impacts from the proposed development. This shows two principle green wedges to north and south are being planned in the design to help preserve the setting of Osbaldwick Village and the setting of the Beck. In addition, there is a network of green infrastructure planned to maintain connectivity and setting.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This site has been appraised as having a significant negative effect which could be reduced to minor subject to the implementation of mitigation and treatment of the landscape as set out above and in agreement with City of York Council..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i> • <i>Two principle green wedges should be designed into the scheme adjoining the southern boundary and to the north alongside the Foss Beck to help maintain the setting of Osbaldwick Conservation area to the south and the identity of communities/the existing green corridor to the west/ north.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i> • <i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i> • <i>Mitigation and landscape principles would be agreed with City of York Council</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

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

Key

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

ST8: North of Monks Cross

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development of the North of Monks Cross Site is forecast to provide 1,400 dwellings and approximately 7.8% of the total requirement over the plan period. This is a significant development within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the Affordable Housing Policy (H9) within the Local Plan, should provide around 490 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of the site such as a supermarket and primary school (both within 400m), which would be positive in the short-term. The southern part of the site is also in close proximity to Monks Cross retail park which offers a variety of convenience shopping. Given its size however, further local facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term.</p> <p>Preliminary masterplanning shows that the local centre will sit centrally in the site to maximise it accessibility. It is anticipated this will provide only a small scale convenience due to other provision within proximity of the site alongside a new primary school and potential community facilities. These will be further determined through masterplanning. Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>The need and capacity for a school will be based upon further discussion with CYC.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>negatively impact on people's health;</p> <ul style="list-style-type: none"> • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>Light green background with a vertical yellow bar.</p>	<p>facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to a variety of open space within proximity of the site and built sports facilities (within 500m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>Preliminary masterplanning has incorporated a variety of open space into the scheme including, amenity greenspace, a community park and sports pitches as well as larger strategic greenspace.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to open space to maximise accessibility and health benefits</p> <p>There are existing doctors and dentists within 400m of the site and it is anticipated that this development would support additional provision within the local centre to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Although the masterplan does not specify healthcare within its emerging masterplan as a use within the local centre, an acknowledgement is made that the requirements within this are ongoing and subject to need identified from the development.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64/A1237. Initial investigations undertaken on behalf of the site promoter have found that the major noise source affecting the site is road traffic, both from the A1237 York ring road, and also from the Monks Cross Link road. Some noise from the operation of the industrial units was also present at areas close to the boundary with the Monks Cross development, although this was at a much lower level than the noise due to road traffic at locations close to the roads. The assessment has shown that noise decreases westwards across the site. Using the noise assessments closest to the main sources of noise has identified that mitigation in relation to buildings standards may be necessary to ensure there is not an adverse impact on health.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts from site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Outcomes of contamination and noise assessments should be updated in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> An initial noise assessment has been undertaken on behalf of the site promoters. Understanding of open space and pedestrian/cycle route provision is taken from the emerging masterplan. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning. The level and type of open space will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary schools within proximity (400m) but given the anticipated number of new households that this site would generate, a new primary school would be required. This is reflected in the emerging evidence and masterplan by the site promoters. Currently there is no secondary school within 800m with the nearest being Huntington School (1km), although capacity at the schools would need to be established and accommodated if necessary.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which may provide some local limited local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with some negative effects identified concerning the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities. Secondary provision also needs to be established and planned in to the scheme. <p>Assumptions</p> <ul style="list-style-type: none"> Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning. <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	<p>Likely Significant Effects</p> <p>The scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent Monks Cross which has established industrial/commercial and retail opportunities. In addition to the south of this site is a proposed employment allocation (ST18) which would provide new opportunities for jobs within close proximity to the new residents.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible 	++	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>services and facilities for the local population;</p> <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. 	+	<p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This would depend upon implementation of the masterplan and location/scale of convenience provision. There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from houses on the site which are further away. Preliminary masterplanning incorporates a local centre within the middle of the site to maximise accessibility.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	+ -	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. The site currently has varying access to frequent and non-frequent routes. The Monks Cross park and ride is also within 1.5km to the south of the site offering a frequent route direct to the city centre. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of additional routes are dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>Preliminary transport planning for the site identifies a potential diversion of an existing bus routes going through the site, including an extension to the park and ride. This approach is considered a feasible way to ensure that access ability across the whole site is good for all residents. In addition, a new network of cycle and pedestrian paths are planned into the design which connect with existing routes and provide new</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
		+	-	<p>connections across the site to make it an attractive alternative to the car.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>Initial transport planning for cars has identified that access would predominantly be via two access points; one from Monks Cross Link (south western boundary) and the other from North Lane, an existing lane to the centre of Huntington. Both accesses would be in close proximity of the A1237 and A64 helping to focus the traffic generated by the development onto existing highway corridors. Localised effects may be experienced in relation to congestion and there is a risk of increased traffic flow in the Huntington area. Whilst the road will provide a distributor road for the development, it should be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed environment to discourage inappropriate use and maintain safety for residents.</p> <p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>It is likely that this site could have significant positive impacts due to it already be highly connected although there may be negative impacts on this objective, the scale of which will depend upon masterplanning and uptake of sustainable transport options.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> • <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The infrastructure required for the settlement would be viable</i> • <i>The preliminary transport assessment has been undertaken on behalf of the site promoters with input from external bodies.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>The behaviour of future occupiers and their travel needs.</i> • <i>The phasing and timescales for the appropriate infrastructure provision.</i>
7. To minimise greenhouse gases	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions 	+	-	Likely Significant Effects

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>that cause climate change and deliver a managed response to its effects.</p>	<p>from all sources;</p> <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. 	<p style="text-align: center;">-</p>	<p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government's agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV and solar thermal technologies as well as medium potential for district heating, biomass and ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity,</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation,</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>SPAs, RAMSARs and SSSIs ;</p> <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. 		<p>preservation and enhancement.</p> <p>The site is predominantly arable farmland comprising large fields interspersed with hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. However, the site is adjacent to two Candidate SINCs; one on the northern boundary of the site and another within 400m to the southwest. 'North lane Meadow' is 1.4ha and 'New Lane Meadows' respectively are areas of neutral grassland. This is identified as a priority habitat within the Biodiversity Action Plan and therefore needs to be considered appropriately within ongoing masterplanning. Typically this site is species-rich grassland on better drained soils occurs mainly in small enclosed fields in the City of York, often bearing the ridge-and-furrow imprint of pre-enclosure cultivation. The characteristic plant community is MG4 which is characterised by the presence of Greater Burnet (<i>Sanguisorba officinalis</i>) and Meadow Foxtail but also support many other species. These areas would need to be considered sensitively in ongoing masterplanning to ensure that adverse effects are avoided.</p> <p>This area of York also has a number of ponds with known populations of Great Crested Newts. The populations of GNCs would be need to taken into consideration within any site design to ensure that the integrity of their environment can be maintained.</p> <p>A linear wildlife corridor has also been created surrounding the existing Monks cross development which would need to be maintained in relation to development. Land to the west, not identified in the boundary of the site, is proposed for ecological enhancement, recreation and drainage mitigation. This would offer enhancement opportunities.</p> <p>In addition, initial ecology evidence gathered on behalf of the site promoter has identified:</p> <ul style="list-style-type: none"> • Neutral grassland occupies approximately two thirds of the application site, the majority of which has at one point been subjected to some degree of agricultural improvement. Grassland in the site is nearly all species poor either through agricultural improvement or cessation of grazing leading to domination of coarse grasses. • The site supports a strong network of low to moderately diverse hedgerows, eleven of which can be defined as 'Important' under the Hedgerows Regulations 1997. • Due to the presence of many well connected ponds both on and surrounding the site, combined with the knowledge that great crested newt populations are present in the area, a survey was undertaken for GNCs. The results demonstrate that there is a small population of great crested newt present in two ponds on site with the discovery of eggs confirming that they are actively breeding. The immediate area contains good terrestrial habitat. • The buildings are assessed as having either very limited or no bat roost potential. Many of the mature trees, however, have been found to support features with bat roost potential, such as cavities, split limbs and woodpecker holes. The vast majority of the site is considered to be of low importance to foraging bats. In addition the hedgerow network and mature trees represent a well-connected corridor through the site, which presents opportunities for localised foraging/commuting. Further survey revealed that Bat activity across the site was generally low, associated with common species and largely centred around a single farm track which runs off Garth Road. A small common pipistrelle roost was found within a tree located within a hedgerow in this location. • A breeding bird survey carried out revealed that a total of 47 species were recorded during the breeding bird survey. Of these, none were listed on Schedule 1 of the Wildlife and Countryside Act 1981, thirteen were listed on the UK Biodiversity Action Plan and/or the UK Red List and a further eight were listed on the UK Amber List. Though not recorded during the Ornithological registration mapping a barn owl roost is

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			<p>found on site and barn owls are thought to have bred on site in owl boxes the past.</p> <ul style="list-style-type: none"> • The risk of reptiles occurring on site is considered to be very low and no further survey or precaution is deemed necessary in support of this. • A small amount of suitable water vole habitat is present on site in the form of ponds and drainage ditches; however these are small in extent and isolated from each other by pasture and arable fields. • Due to a lack of intensive management and structural complexity, some of the habitats on site, such as the rough grassland and ponds have the potential to support notable assemblages of invertebrates. Further survey work is ongoing to identify the invertebrate populations. <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>Preliminary masterplanning has integrated greenspace through the site with varying opportunities for recreation. It has also identified to the west of the site swales with accessible pathways for recreation as well as ecological and drainage mitigation.</p> <p>This site has a number of species and landscape features which need to be carefully considered and mitigated through masterplanning. For this reason the site has scored negative impacts as the scale of effects would be subject to implementation and successful mitigation, as agreed by CYC.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i> • <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i> • <i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i> • <i>Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters.</i> • <i>Development will need to be implemented in accordance with a Natural England License to avoid any adverse impacts on potential GCN populations.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain. It is uncertain whether any mitigation measures will be required to minimise disturbance to bats or to enhance their habitat.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. Further ground investigations should be undertaken to confirm this. As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full ground conditions survey will be required. <p>Assumptions</p> <ul style="list-style-type: none"> The terms and outcomes of any survey will be in discussion with appropriate officers at CYC. <p>Uncertainties</p> <ul style="list-style-type: none"> The implementation and scale of allotments provision is currently uncertain.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency</p>

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

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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>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Monks Cross Link and North Lane. Existing air quality monitoring in this area suggests that of nitrous gases and particulates are below levels which are at risk of being exceeded. Mitigation measures are suggested to include sustainable travel planning and education to minimise the amount of vehicles trips from the site. It is concluded that there is anticipated to be risks in relation to air quality but that further evaluation is needed following further transport modelling.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour. Mitigation</p> <ul style="list-style-type: none"> • <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
13. Minimise flood risk and reduce 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 	+	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA).</p>

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property in York.	<p>flood risk;</p> <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 		<p>This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development. A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Initial flood risk and drainage assessment undertaken on behalf of the site promoter has identified</p> <ul style="list-style-type: none"> • East Huntington culvert, a 1500mm via culverted watercourse, crosses the site from west to east, ultimately connecting off site with Pigeon Cote Dike and Shaws Dike. The IDB have stated that a 9m easement would be required either side of this, subject to further survey; • Ground conditions may not be suitable for infiltration SuDs. Further work is required to confirm ground conditions; • SuDS opportunities include storage basins and swales to be within the land east of Monks Cross Link, with a restricted discharge to the Sow Dike watercourse system. Treatment trains to be incorporated into the SuDS systems. <p>Provision of surface water attenuation and restriction to the equivalent greenfield runoff rates should mean that there are no adverse residual effects. Provision of surface water attenuation in above ground SuDS features will provide a beneficial residual effect in terms of the amenity and bio-diversity value of the area.</p> <p>The proposed development has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> • <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>

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<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>O -</p>	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site but the HIA has identified a high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. It has also identified that there are a number of farmsteads within the site contributing to the agricultural character of the area dating to post 1852. Development of the site which removed the visible inherited historic grain would be detrimental to the area. The loss of the farm is also like to remove the remaining agricultural character from the area.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has low archaeological potential. Results of the geophysical survey did not reveal significant anomalies but did confirm medieval farming practices, although ridge and furrow earthworks, where they survive, are of low quality, being largely levelled through more recent ploughing. Further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to compactness and landscape and setting. Whilst this site is located within the inner ring-road to would expand the urban boundary outwards, which would increase the distance from the city centre to the edge of the urban area. Given that it is adjacent to the existing communities there is also potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space. However, it does identify that this size of site has the potential to create a new community within its own identity. Key to addressing this would be to ensure that the masterplanning process incorporates greenspace between the existing settlement edge and any new development to help retain existing identities.</p> <p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i> <i>Ridge and furrow should be preserved where well preserved.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Archaeological assessment referenced has been undertaken on behalf of the site promoters.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance 	<p>O -</p>	<p>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p>

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	<p>geologically important sites;</p> <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. 		<p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. This area contributes to the rural setting of Huntington and York but is not designated within the historic character and setting study looking at the purposes of the Green Belt. It would also reduce the context of farmsteads and the contribution they make to the rural character and identity. The proposed area of development runs up to the ring road at its north-east corner thereby potentially removing the field margin and altering the rural character of North Lane which continues on the other side of the A1237. In order to mitigate this, as much of the inherited landscape characteristics should be retained within any design proposal, e.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible. The site also needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the eastern boundary and to retain the setting of Huntington Village. It would also be preferable for the proposed development to be reduced in the north-eastern corner to the line of North Lane to set back development and create a gap between the development area and the ring road.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters to feed into masterplanning. This has identified that the site can be seen from public highways including views across the site from Monks Cross Link and the existing residential development at Huntington. In addition, a strategic view towards the Minster is identified in from the middle of the site. North Lane is a rural lane with a greater sense of enclosure afforded by hedgerows and trees that line the road. In places, hedgerow trees obstruct views, but there are a number of views into the site where hedgerows have been maintained to a low height. Opportunities and landscape principles identified for the site should include:</p> <ul style="list-style-type: none"> The retention / enhancement of existing features on the site including trees, hedgerows and evidence of historic ridge and furrow systems. Opportunities for other landscape features from the wider area to be incorporated into the proposed development include: existing settlement patterns of linear villages with buildings set back behind wide grass verges and village greens, and, introduction of wetland to alleviate flood risk and provide additional habitats. Setting building lines back to allow for grass verges along the streets. Low scale development with a strong landscape structure would be sensitive to the surrounding village character, including Huntington Village conservation area. Retaining the view of the Minster from the centre of the site. The central woodland copse enclosing a pocket of mature grassland could be utilised as a natural asset, creating a strong landscape feature. This would provide a focal point for the community and a key part of the green infrastructure network. Retain the rural character of North Lane as a key arrival point into the village. Green infrastructure corridors to provide wildlife habitat and movement corridors and a transition from the urban area to the surrounding rural land. Introduce a network of green infrastructure to contribute to the sense of place as urban / rural fringe and provide a transition between the built up townscape and the rural areas. Reflect traditional field patterns in the masterplan layout where possible. Restore and enhance hedgerows where possible. Introduce wetland habitats to contribute to flood attenuation, landscape character and habitat value of agricultural fields.

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			<ul style="list-style-type: none"> • Provide pedestrian and cycle links, connecting to the surrounding network including a link to Monks Cross Retail Park and to Huntington village. <p>All of these principles have been used to inform the emerging masterplanning of the site and their implementation may reduce negative impacts from development.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This site has been appraised to have a minor negative or neutral impact depending on the implementation of mitigation and treatment of the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i> • <i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>A significant positive effect has been identified for objective 1 (housing) due to the provision of a significant number of new housing along with access to existing and new facilities. Objective 5 (equality) was also assessed as a significant positive effect as a result of the inclusion of affordable housing and good access to local services. A significant negative effect was recorded against objective 9 (land use) as a result of the loss of agricultural land.</p> <p>A minor positive effect was determined against objective 4 (jobs) due to the provision of short term construction jobs and longer term opportunities in new community facilities and objective 13 (flooding) due to the low flood risk on site and incorporation of sustainable drainage systems. A minor negative effect was identified for objective 8 (biodiversity) due to potential impacts on adjacent SINCs and protected Great Crested newts, objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>Objective 2 (health) was identified as a mixed minor positive and negative effect due to the promotion of outdoor activities such as walking and cycling and short and longer term noise disturbance at the site. Mixed minor effects were also recorded for objective 3 (education and training) due to the lack of capacity in existing schools for new students and the enhancement of skills through construction and permanent jobs, objective 6 (transport) due to good public transport and cycling links in addition to localised congestion, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences.</p> <p>A mixed neutral and minor negative effect was recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the potential loss of identity, impacts on rural setting and low potential for archaeology.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.</p>			

Key

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

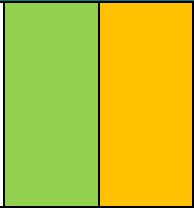
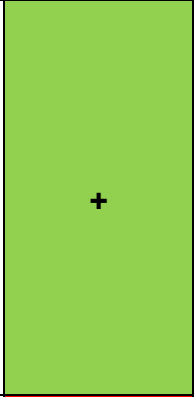
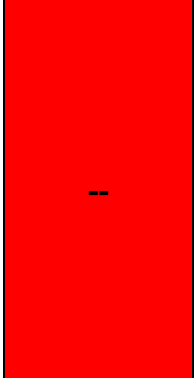
ST9: Land North of Haxby

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>Development of around 750 dwellings on 34ha is proposed. This would contribute to meeting the needs of City for additional housing and affordable housing (although the level of need in this location is not known at his stage although assumed to be present).</p> <p>The scale of the proposed development is likely to prompt some service provision on site and require investment in additional capacity or new build facilities such as a primary school (current capacity in Haxby unknown). The site lies immediately to the north of Haxby as is accessible to local services, although the capacity of these is unknown and might have to be increased meet additional need.</p> <p>The overall assessment is a significant positive effect due to the scale of housing provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • On-site provision of some services and contributions to off-site provision to ensure that services are not over-burdened. <p>Assumptions</p> <ul style="list-style-type: none"> • The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. • It is assumed that no new communities facilities would be included as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The final number of homes developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / multi-functional openspace; • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	<p>0</p>	<p>Likely Significant Effects</p> <p>Haxby Ward has a significant underprovision for open space and formal recreation facilities and development and without suitable on- and off-site provision as part of new development, this is likely to worsen. The site is largely productive farmland with relatively limited public access. As such it does not contribute significantly to the City's Green Infrastructure network.</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities and green infrastructure and sustainable travel modes.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	unacceptable risks to health.			<p>There are healthcare facilities in Haxby (capacity unknown). Overall a neutral effect is likely for this site, given the uncertainty over recreational provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Access to cycle and footpaths should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that existing areas of openspace are accessible from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of openspace proposed in the development is uncertain. Potential contributions to off-site openspace to help address current deficiencies.
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>Likely Significant Effects</p> <p>Development of the site will require educational provision, either in the form of expanded provision at existing schools (three schools are within 2km) or through new build. There are no secondary schools/higher education facilities in the vicinity and again capacity issues arising from additional student numbers would have to be examined in detail. Requirements regarding additional education provision would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer term jobs after the construction period are not anticipated at the development.</p> <p>Employment opportunities are available to the south of the ring road (Clifton Moor Industrial Estate, Clifton Moor Retail Park, and Monks Cross Retail Park are located within 5km) and York City Centre (approximately 7km), with some opportunities for sustainable access to these by cycle and bus. This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Enhancement of cycle routes and bus access to support access to employment opportunities to the south. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development is expected to contribute the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>Facilities in Haxby are in relatively close proximity to the proposed development and it is assumed that significant new facilities will not be included in the development due to its size. As a result, a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Provision of access to existing local facilities would support equality and access on the development. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that local services have the capacity to expand for new residents. • Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The nature and scale of facilities and services provided on the site.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>Likely Significant Effects</p> <p>The proposed development is with 1km of the centre of Haxby, offering access by foot and cycle. However, additional vehicle journeys are expected to arise as a result of the development, which may contribute to any local congestion. Whilst some services are available in Haxby (basic retail provision, healthcare and primary schools), higher order services are not and access to these are likely to generate car-based trips.</p> <p>This has been assessed as a minor positive effect against the transport objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Access to public transport in Haxby and sustainable transport links to existing pedestrian and cycle networks should be of a Sustainable Travel Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Accessibility of bus services the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+ -	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>There is the potential to incorporate climate change mitigation through the design and layout of the site and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. Uptake may be limited due to the smaller size of the development site.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>and manage negative impacts towards climate change.</p> <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the development. The site is greenfield and possess limited ecological value and effects on which could be mitigated through masterplanning which could also lead the opportunity to establish connectivity with the City's wider green infrastructure network.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value. <p>Assumptions</p> <ul style="list-style-type: none"> Masterplan will seek to strike a balance between housing and biodiversity provision. <p>Uncertainties</p> <ul style="list-style-type: none"> The pressures of market viability on development density and thus opportunities to provide for biodiversity.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		<p>Likely Significant Effects</p> <p>The proposed site is an area of agricultural land (Grade 3) and which would be permanently lost to development.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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>Likely Significant Effects</p> <p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Overall this has been assessed as a negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site. An increase in local traffic may result a reduction in local air quality and this has been assessed as having a minor negative effect on air quality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
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>Likely Significant Effects</p> <p>The Environment Agency has suggested that “no further development to take place until study looking at Westfield Beck is completed and required works completed in order to mitigate fluvial and surface water flooding. Flood zone 1 and surface water management to be followed. This especially important as site drains into Foss which is major source of flooding and has interaction with Ouse and relies upon management of Foss Barrier and associated pumps.”</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>Development would have a detrimental impact on any surviving archaeological deposits and existing landscape features. These include potential Roman artefacts, medieval and post-medieval field boundaries found within the site which form part of the village setting, and ridge and furrow in unknown condition which is recorded on some parts of the site.</p> <p>This has the potential for a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The condition of the recorded ridge and furrow is unknown.
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The proposed development site forms part of the open countryside and rural setting (including landscape features) of Haxby which would be removed by development, although good masterplanning there is the opportunity to conserve and enhance landscape structure.</p> <p>Overall this has been assessed as having a negative effect on this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>The overall effects of the proposed site on the sustainability objectives is notably mixed, with positive effects recorded against social objectives such as significantly increasing the housing supply, inclusion of affordable housing, whilst the performance against environmental objectives is more mixed. This is especially case for cultural heritage where a significant negative effect was identified in respect of likely impact on archaeological deposits. More work would be required to determine the likelihood of these particular impacts, including that for additional flood risk. The area is currently very deficient in almost all aspects of open space provision, both in terms of local and more strategic facilities, and a challenge for masterplanning will be its contribution towards remedying this deficit.</p> <p>More certain, but arguably less significant, is the effect on landscape setting where masterplanning and building design could mitigate impacts, as well as making a positive contribution to aspects such as green infrastructure. Key uncertainties focus on the capacity of service provision to accommodate additional residents, and the consequent balance between on- and off-site provision. In addition, the extent to which sustainable transport infrastructure will mitigate impacts such as increases in car traffic associated with new development is uncertain.</p>			

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

ST11: New Lane, Huntington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>Development of around 400 dwellings on 14ha is proposed. This would contribute to meeting the needs of City for additional housing and affordable housing (although the level of need in this location is not known at this stage although assumed to be present).</p> <p>The scale of the proposed development is likely to prompt some service provision on site and require investment in additional capacity such as a primary school in the locality (current capacity is unknown). The site is accessible to local services, although the capacity of these is unknown and might have to be increased to meet additional need.</p> <p>The overall assessment is a significant positive effect due to the scale of housing provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • On-site provision of some services and contributions to off-site provision to ensure that services are not over-burdened. <p>Assumptions</p> <ul style="list-style-type: none"> • The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. • It is assumed that no new community facilities would be included as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The final number of homes developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / multi-functional openspace; • Promotes a healthier lifestyle 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 	<p>++</p>	<p>Likely Significant Effects</p> <p>Open space and formal recreation facilities are reasonably well provided for in the vicinity of the site with Booth Stray informal open space 1km to the west, four sports facilities within 800m and allotments 400m to the west. Provision will be required for children's playspace and amenity open space. There are healthcare facilities at Huntington and the site lies immediately to the west of the Monks Cross Shopping Centre.</p> <p>Overall a significant positive effect is likely for this site.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	unacceptable risks to health.		<ul style="list-style-type: none"> Access to cycle and footpaths should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that existing areas of open space are accessible from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space proposed in the development is uncertain. Potential contributions to off-site open space to help address current deficiencies/capacity issues in the locality.
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>Likely Significant Effects</p> <p>Development of the site will require educational provision, with capacity issues arising from additional student numbers would have to be examined in detail. Requirements regarding additional education provision would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
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; 	++	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development.</p> <p>Employment opportunities are available to the west in the Monks Cross Shopping development and York City Centre (approximately 3km to the south west), with opportunities for sustainable access to these by cycle and bus.</p> <p>This has been assessed as a significant positive effect against this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<p>Mitigation</p> <ul style="list-style-type: none"> Enhancement of cycle routes and bus access to support access to employment opportunities to the south. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>Likely Significant Effects</p> <p>The development is expected to contribute the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>Facilities in Huntington are in relatively close proximity to the proposed development and it is assumed that significant new facilities will not be included in the development due to its size.</p> <p>As a result, a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of access to existing local facilities would support equality and access on the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The nature and scale of facilities and services provided on the site.
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>Likely Significant Effects</p> <p>The proposed development is with 1km of the centre of Haxby, offering access by foot and cycle. However, additional vehicle journeys are expected to arise as a result of the development, which may contribute to any local congestion. Whilst some services are available in Haxby (basic retail provision, healthcare and primary schools), higher order services are not and access to these are likely to generate car-based trips.</p> <p>This has been assessed as a minor positive effect against the transport objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Mitigation</p> <ul style="list-style-type: none"> Access to public transport in Huntington and sustainable transport links to existing pedestrian and cycle networks should be of a Sustainable Travel Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Accessibility of bus services the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>There is the potential to incorporate climate change mitigation through the design and layout of the site and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. Uptake may be limited due to the smaller size of the development site.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	+	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the development. The site is greenfield and has relatively limited ecological value (although it does contain a Site of Local Interest for nature conservation) and the effects on which could be mitigated through masterplanning which could also lead the opportunity to establish connectivity with the City's wider green infrastructure network. The SLI for nature conservation is primarily for semi improved neutral grassland, though the site is also within 100m of a known great crested newt site. Although not identified in plans as strategic openspace, the approach to development around this area will need careful consideration and ecological retention, mitigation, management and enhancements may be required, both for the wildlife interest and in order to maintain a natural green space around Monks Cross with connectivity to the open space and countryside in the wider area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value. <p>Assumptions</p> <ul style="list-style-type: none"> • Masterplan will seek to strike a balance between housing and biodiversity provision. <p>Uncertainties</p> <ul style="list-style-type: none"> • The pressures of market viability on development density and thus opportunities to provide for biodiversity.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The proposed site is an area of agricultural land comprising a mixture of Grade 2 and 3b and which would be permanently lost to development.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>10. Improve water efficiency and</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; 	-	<p>Likely Significant Effects</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
quality.	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		<p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Overall this has been assessed as a negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</p> <ul style="list-style-type: none"> The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site. An increase in local traffic may result a reduction in local air quality and this has been assessed as having a minor negative effect on air quality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
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>Likely Significant Effects</p> <p>The Environment Agency has suggested that “no further development to occur before study with the Internal Drainage Board looking at South Beck is completed and associated works completed to mitigate against fluvial and surface flooding. Site lies predominately in flood zone 1 with small area in flood zone 2. Development must take a sequential approach regarding layout. Surface water guidance to be followed.”</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Development has the potential to have a detrimental impact on any surviving archaeological deposits and existing landscape features. These include potential Roman artefacts, associated with a temporary Roman camp and loss of medieval and post-medieval ridge and furrow and field boundaries. The site is also judged to contribute to the rural setting of the eastern edge of Huntington as well as providing separation from Monks Cross, although the site does not significantly contribute to the wider setting of York.</p> <p>Preliminary masterplanning undertaken by the site promoters has identified an area of greenspace to retain the setting of this monument. Agreement between City of York Council and English Heritage needs to be agreed as part of any further emerging proposals.</p> <p>This has the potential for a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. The setting of the SAM will be discussed and agreed between the site promoters, City of York Council and English Heritage. <p>Uncertainties</p> <ul style="list-style-type: none"> The condition of the recorded ridge and furrow is unknown.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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>Likely Significant Effects</p> <p>The proposed development site forms part of the remnants of open countryside (including landscape features) in this locality which would be removed by development, although good masterplanning there is the opportunity to conserve and enhance landscape structure.</p> <p>Overall this has been assessed as having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>Summary</p> <p>The effects of the proposed site on the sustainability objectives are mixed, with positive and significantly positive effects identified in respect of its contribution to the City's housing stock and affordable housing requirements. The site's location with ready access to existing services (the capacity of which will need to be investigated and mitigated as appropriate) and significant employment opportunities associated with the Monks Cross development and the City Centre. As such the site is in a highly sustainable location.</p> <p>The effects of the development on environmental indicators such as air quality, cultural heritage and landscape exhibit more negative characteristics, reflecting the site's greenfield character and archaeological potential. Mitigation of these effects can to some extent be secured through masterplanning which could work with the existing landscape structure and provide enhancement and new open space provision, as well as providing sustainable transport opportunities for residents to access services.</p>			

Key

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

ST12: Land to the West of Manor Heath, Copemanthorpe

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The site is forecast to provide 421 dwellings representing 2.4% of the total requirement over the plan period and population of circa.800 people. This is a significant development within the city and will provide a new village community that can meet a multiplicity of needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. Based upon the proposed affordable housing policy (H9), the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>Preliminary masterplanning for this site includes an area to incorporate community facilities.</p> <p>This site is important to meeting overall housing need and would make a significantly positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i>

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<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle 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 style="text-align: center;">+ -</p>	<p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated openspace. This site would be required to include openspace for a range of recreational purposes which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. Further formal openspace should be phased into development to ensure that people have access to openspace during the course of the development. Preliminary masterplanning documents show the inclusion of amenity openspace and sports facilities predominantly on the edge of the site.</p> <p>The scale of the site would generate new facilities commensurate with its size and population which should local community provision. This provision will depend on the needs of the local community but has the potential to have a positive impact for caring for the health of the population should this be health related. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>The land is predominantly arable and there are no contamination impacts anticipated. Full ground investigations will need to be undertaken but potentially this is positive for ensuring that land does not pose a risk to human health.</p> <p>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is 4km east of the proposed development area. There may be new risks for exposure to poor air quality should the development be adjacent to the A64. Initial advice provided to the developer by environmental consultants suggests that there would be a medium risk of annual mean concentrations of NO2 exceeding the national objective value for the proposed residential properties. This advice was based on the assumption that properties would be located between 5 and 15 metres from the A64 slip road at the extreme northern edge of the proposed development site.</p> <p>Preliminary masterplanning shows that the built development is proposed to be set back from the A64, the grade separated junction and slip roads to the north of the site in line with landscape and green belt considerations. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Similarly the noise at the northern end of the site which is adjacent to the A64 may have adverse effects should residential dwellings be sited within close proximity. Initial noise investigations have been carried out by the site promoters to determine any effects on and from development in this location. This concluded that the ambient noise levels varied across the subject site, with road traffic considered to be the dominant noise source throughout the site and aircraft noise associated with military jets also occasionally audible at the subject site, although this was not significant in level. It is considered that the assessment methodology is sufficient to demonstrate that the residential development of the site should not result in an unacceptable increase in ambient noise level at existing residential dwellings in the vicinity of the site and that noise arising from the site should not be unacceptable on existing residential dwellings. Mitigation to alleviate noise would be through building measures such as the incorporation of double glazed windows. A full noise impact assessment will be required to fully understand the potential impacts of noise from the development.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>away from existing residential or employment areas. Any impact is likely to be commensurate with the proximity/location of the development on site. There will be, however, increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A64 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality and noise impact assessments are required.</i> • <i>Development of facilities and openspace need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> • <i>The green infrastructure strategy for the site should incorporate and link openspace across the site with existing PRow.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> • <i>The level and type of openspace, whilst indicated in a preliminary masterplan, is still subject to masterplanning</i> • <i>The level of noise and air quality issues as a result of occupation of the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. There is currently access to primary provision within approximately 400-800m. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. This is likely to be available at Copmanthorpe Primary school. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.</p> <p>Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>Currently, the effects of this are assessed as potentially positive but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Adequate provision for educational needs should be planned and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Capacity at existing school within Copmanthorpe can accommodate growth in pupil numbers.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development of this site is likely to create a new population of circa 800 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. It is anticipated that the majority of people living in this location would commute to alternative locations to work as there are no substantial employment sites within the village.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces. In addition, a small number of jobs may be created through the development of community facilities, depending on the type of facility at this location.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>and its opportunities for business and leisure;</p> <ul style="list-style-type: none"> • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 		<p>On balance, the effects are likely to be positive for the economy in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by landowners/developers of the site assuming provision of community facilities.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</i>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>+</p>	<p>Likely Significant Effects</p> <p>This is a new village location which help decrease overall housing derivation within the city by contributing a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide for 35%affordable dwellings of mixed tenure on site. This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Currently, the village facilities are just within 800m of the site although this distance increases towards the middle and western edge. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the existing centre by expanding the community facilities available. This may also help to enhance the viability of the existing facilities into the future helping to retain long-term local access to services. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure its accessibility for residents. Establishing the facilities required on site would be through ongoing masterplanning and community engagement.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The development should maximise connectivity to sustainable transport as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, this site has been assessed as having a positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The level of facilities and services provided is commensurate to the scale of population.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary viability and masterplanning has assumed a level of local facilities on the site.</i> • <i>The affordable housing ratio is as per the Publication (Submission) Local Pan and is viable.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i> <i>The apportioned level and mix of affordable housing will be determined through masterplanning.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The village is currently served by non frequent bus routes running between Leeds, York and the North Yorkshire coast. These stop at the northern end of the site. In order to maximise the promotion of non car modes and the need to travel, additional stops should be considered to allow better connectivity to the route for all across the site. In addition, the village has existing cycle routes into the city centre which could be extended to the site to encourage cycling as an alternative to using a car. Further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network across the village as well.</p> <p>Preliminary masterplanning and transport evidence undertaken by the site promoters include a key aim to create a site that is highly permeable for pedestrians and cyclists and provides alternatives to the car. This includes a range of new (on and off site) and improved pedestrian and cycle facilities including a new footway along the full length of Manor Heath, a new off-road cycle link to connect with the existing cycle track along the north of the village and new pedestrian crossing facilities on Manor Heath. In addition, it is proposed that the existing bus route diverts into the site. Whilst this would be feasible, it would be subject to agreement with the bus operator but would be positive in ensuring accessibility to alternative modes of transport from the site to the village centre as well as the centre of York to all.</p> <p>Access to the village facilities are predominantly within 800m (10 minutes walking time) of the development and some small scale community facilities are planned on the development site. Given that this is a village location, it is likely that people would need to travel to work and for large-scale convenience shopping as the provision within the village would only be of small scale. Access and travel by car is inevitable as part of this development. The site is bordered by existing road infrastructure to enable access on to the site and preliminary masterplanning suggests 3 access points into the site. Whilst this is necessary, the scale of car usage and resultant effect is currently uncertain given that it depends upon supply and take-up of alternative modes of transport. A draft Travel Plan and Transport Assessment prepared by the site promoters acknowledges that there are both physical and educational mitigation measures that could be implemented to encourage the use of alternatives to the car on the site.</p> <p>On balance, it has been assessed that there are negative effects on this objective although it is acknowledged that in the long-term the inclusion of alternative travels modes and routes should help to minimise these effects in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to Copmanthorpe and York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Assumptions</p> <ul style="list-style-type: none"> The preliminary transport and access assessment has been undertaken by developers/landowners with input from external bodies. Advice on this remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as a result of this development and as a result of its occupation. The behaviour of future occupiers and their travel needs. The phasing and timescales for the appropriate infrastructure provision.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and openspace, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies as well as biomass and medium potential for heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown. The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p>O</p>	<p>Likely Significant Effects</p> <p>The site is predominantly arable farmland interspersed with hedgerows. Within the boundary and adjacent to the boundary of the site there are no nature conservation designations. The site does connect with a local green infrastructure corridor however. There is an opportunity for this site to interconnect with the existing green corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>An Extended Phase 1 Habitat Survey has been undertaken by the site promoters. The outcomes of this assessment show that</p> <ul style="list-style-type: none"> The majority of hedgerows are species poor although one to the southern end is likely to be an ancient hedgerow and as such, would be identified under the Hedgerow Regulation 1997. It is likely that hedgerow could support a diverse understorey. They are also likely to provide a valuable habitat for hedgehog which is listed in the UK Biodiversity Action Plan. The site is unlikely to support bat roosts although the hedgerows are likely to be used by them for foraging and commuting. There are no ponds on site or within a 500m radius. It is therefore unlikely to be a favourable habitat for amphibians and great crested newts are unlikely to be present. The site presents a poor habitat for reptiles. There is no evidence of recent or past water vole activity or evidence of badger. The arable fields, drainage ditch and neutral grassland are of low ecological value and should not constrain development but that the hedgerows and hedgerow trees should be retained as a wildlife resource with gaps in the hedgerows kept to a minimum. <p>Additional surveying is required for the hedgerow to confirm its ecological value. Appropriate mitigation and landscaping would be required to ensure the integrity of this and other identified habitats are maintained. Preliminary masterplanning has incorporated these features within the emerging masterplan.</p>

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			<p>A tree survey has also been undertaken by the developers. This concludes that many of the trees potentially affected by the development site are in poor condition. The survey recommends that felling or remedial pruning are recommended. Agreement of this approach would need to be with CYC to ensure the most appropriate strategy is actioned in the short-medium and long-term.</p> <p>On balance, the proposed development of this site is assessed as likely to have limited impacts, due to its low biodiversity value (although further survey work is required of the hedgerows to confirm this provisional view) and therefore has been assessed as having a neutral effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ecological enhancement and conservation hedgerows should be prioritised within the masterplanning/phasing.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The Phase 1 Habitat evidence referred to has been prepared by Brooks Ecological on behalf of the landowners/developers.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 2 agricultural land, which signifies it is high grade agricultural land. This would be a loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>Preliminary investigations of the ground conditions of this site indicate that it is unlikely to have significant issues in relation to ground contamination given that it has actively been used as arable land for many years. Full investigations will need to be undertaken but this indicates that this is likely to be positive against this objective.</p> <p>As part of the development of the site there will be a need to incorporate a variety of openspace, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation and scale of allotments provision is currently uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no surface waterbodies on or adjacent to the site although drainage ditches are present.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Revised Draft Water Resources Management Plan 2013 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 at 0.19MI/d rising to 106MI/d in 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence and a three groundwater schemes.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term.</p> <p>Ultimately through design an the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste</p>

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			<p>management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the 	-	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p> <p>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is 4km east of the proposed development area. There may be new risks for exposure to poor air quality should the development be adjacent to the A64. Initial advice provided to the developer by environmental consultants suggests that there would be a medium risk of annual mean concentrations of NO2 exceeding the national objective value for the proposed residential properties. This advice was based on the assumption that properties would be located between 5 and 15 metres from the A64 slip road at the extreme northern edge of the proposed development site.</p> <p>Preliminary masterplanning shows that the built development is proposed to be set back from the A64, the grade separated junction and slip roads to the north of the site in line with landscape and green belt considerations. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>It will be necessary for the site to encourage sustainable routes to encourage non-use of the car and low emission technologies. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, the overall objective has been identified as minor negative due to the resultant NO2 concentrations from projected traffic increases.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		<p>Assumptions</p> <ul style="list-style-type: none"> Development should be set back from the A64 to minimise adverse impacts in relation to air quality. Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use. Full air quality impact assessment is required. The site should develop a low emission strategy in line with other policies in the Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations referred to in this appraisal (air quality data) have been carried out by the site promoter. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of air quality issues as a result of occupation of the site. Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>+</p>	<p>Likely Significant Effects</p> <p>This site is located within flood zone 1 and I therefore at low risk of fluvial flooding..</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A preliminary flood risk assessment undertaken on behalf of the site promoters concludes that the site is not at risk from flooding from any source. Flood risk from surface water has been identified to be limited to potential shallow accumulations within localised areas. To address this, a surface water drainage strategy is suggested that predominantly mimics the sites run-off in three different directions across the site, although the eastern drain would be into the public surface water sewer. This strategy has been discussed with CYC, the IDB and Yorkshire Water. Yorkshire water have advised that the sewer network in the village cannot accept additional surface water discharge.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Overall, impacts against this objective have been assessed as minor positive.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). Further discussion with regards to the drainage strategy should be undertaken through the emerging masterplan to ensure an appropriate strategy is in place.

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			<p>Assumptions</p> <ul style="list-style-type: none"> A Flood Risk Assessment has been undertaken by Eastwood and Partners on behalf of the site promoters. Discussion with City of York Council with regards to this evidence and further flood risk work is ongoing. <p>Uncertainties</p> <ul style="list-style-type: none"> The effect of occupation of the site on long-term surface water flood risk.
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p> <p>O</p>	<p>Likely Significant Effects</p> <p>Archaeological potential has been identified given that the site contains a supposed Roman Road through the middle of the site (Ebor Way), which is now Hallcroft Road. Development may therefore have a detrimental effect on any archaeological remains. A full archaeological survey is required to understand the sites deposits and past activity.</p> <p>A desk-based study undertaken by York Archaeological Trust identified that the remains of the Roman road together with potential settlement features such as burials, occupation and agricultural activity. The archaeological potential of the site was considered moderate. A geophysical survey has also been undertaken on behalf of the site promoters. Geophysical survey demonstrated the presence of potential buried archaeological features, comprising :</p> <ul style="list-style-type: none"> A large, possibly Romano-British enclosure. A small enclosure possibly related to the Roman road. Evidence of agricultural activity in Field 1 (north field). Evidence for a possible trackway in the western part of Field 1 (north field). Evidence for past human activity in the form of pits and ditches in Field 2 (south field). <p>Further investigations such as trial trenching are necessary to identify these features and their importance for the site.</p> <p>The village of Copmanthorpe contains a conservation area and a number of listed buildings within the core of the village (200m). The Heritage Impact Assessment has identified that development of this site is not likely to have a direct impact on these features given the residential growth that took place during the 20th century that now surrounds the historic core. The HIA has identified that potential minor harm could be caused on the compact form of the village given that it is an extension beyond the current boundary of Manor Heath. In order to mitigate this, the boundary was reduced in size to ensure development remained close to the existing village. No strategic views from the site are identified which means that views affecting the setting of the city on this location are limited.</p> <p>Preliminary masterplanning has responded the features identified through the emerging evidence by retaining the setting of Ebor Way through buffering as well as retaining the historic hedgerow.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance, the effects on this site have identified to be neutral to minor negative subject to the outcomes of the archaeological evaluation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Full archaeological surveys are completed and, where applicable, inform the masterplan to ensure the integrity of the deposits.</i> • <i>Consideration of views to existing residential properties is included within the masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects the existing character of the village. This should be informed by their village design statement.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i> • <i>A programme of archaeological investigations are undertaken as part of the allocation process as agreed by City of York Council. A desk-based study (by York Archaeological Trust) and geophysical investigations (by Trent & Peak Archaeology) have already been undertaken and are referenced within this appraisal.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" 	<p>-</p>	<p>O Likely Significant EffectsThe Heritage Impact Assessment (HIA) has identified that there may be minor harm caused to York's compactness through this site being an extension to the village outside of the current boundary at Manor Heath. It will also reduce the distance between Copmanthorpe and Askham Bryan College on the opposite side fo the A64 although this impact is considered negligible. The HIA also states that whilst this site will increase the urban extent of the village, it will also have a negligible effect on the identifiable compact nature of Copmanthorpe village itself. In addition, this parcel of land is identified to make a minor contribution to the landscape quality of the village setting and therefore to potentially have a minor impact on the wider open countryside character element but is not designated through the Historic Character and Setting evidence base as being of importance for retaining the setting of the village and contributing to the setting of York's Greenbelt. It is also acknowledged that the hedges and trees bordering the Roman Road and Manor Heath Road make a valuable contribution to the character of the lanes and setting of the village.</p> <p>The HIA identified there are no strategic views identified into or out of the site. However, rural views for existing buildings immediately surrounding the site will be interrupted and any development will be highly visible from the west /northwest on the approach to Copmanthorpe village.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>within the Heritage Topic Paper.</p>		<p>Landscaping would need to be incorporated within the design of the site, particularly on the northern and western edges, to soften any hard urban edge which would be created. In addition, housing densities should be kept relatively low and aim to match with the existing residential areas within the village.</p> <p>A landscape appraisal undertaken on behalf of the site promoters has informed a preliminary masterplan. Key outcomes of the appraisal include:</p> <ul style="list-style-type: none"> • The vegetation resource includes boundary hedgerows with limited tree cover, which are not covered by statutory or non statutory designations and are therefore considered to be of low sensitivity to change. • The landform slopes gently from the western boundary towards the existing settlement. It is generally consistent with the flat and low-lying nature of the Vale of York. • The visual envelope of the site is restricted to the north by the framework of landform vegetation and built-development that comprises Askham Bryan College. To the east this is limited to the adjoining settlement edge and to the south and west views are across arable land. <p>The resultant landscape strategy for the site sets out that:</p> <ul style="list-style-type: none"> • Development should build upon the established residential setting and secure an appropriate interface with the existing properties on Manor Heath. • The wooded character of the ridgeline and A64 corridor would be extended across the western boundary to predominately buffer the A64. • Openspace to be located on the western boundary to improve access to the countryside and create a green gateway at the junction of the Ebor Way. The rural setting of the Ebor Way would also be retained by linking with existing development and maintaining its connection with the wider rural setting. • Field boundaries will be retained and reinforced to the south of Ebor Way in a combination with a network of perimeter openspace linking round the settlement and providing an appropriate landscape edge to Copmanthorpe Manor to the South. • The final boundary of the site has also been reduced to the west to minimise the visual effects of the site from the west. This boundary on the masterplan is now anticipated to be fragmented with landscaping penetrating into the development to create a high quality settlement edge that integrates the landscape setting. <p>On balance, although there are opportunities for minimising harm, the impact on this objective has identified the site will still cause minor harm to this objective due to the scale of potentially change and the uncertainty related to implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Mitigation regarding visibility, particularly to the western edge, should inform ongoing masterplanning of the site.</i> • <i>Consideration of views to existing residential properties is included within the masterplanning of the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> High quality design and urban design is implemented to provide a distinctive place that reflects the existing character of the village. This should be informed by their village design statement. Ensure landscape proposals embody existing green networks and incorporate wider links to the existing settlement, particularly in relation to Ebor Way. <p>Assumptions</p> <ul style="list-style-type: none"> The Contextual Landscape Appraisal has been completed by Golby and Luck on behalf of the site promoters. Preliminary masterplanning has been undertaken by the landowners/developers informed by the Landscape Appraisal.. Masterplanning is ongoing. <p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to the landscape issues is not likely to be known fully until the planning application stage.

Summary

Objective 1 (housing) has been assessed as a significant positive effect due to the provision of a significant number of new dwellings. Objective 9 (land use) has been recorded as a significant negative effect due to the loss of a greenfield site.

A minor positive effect was determined against objective 4 (jobs) due to the generation of construction jobs, objective 5 (equality) due to expected enhancement of village facilities and provision of affordable housing and objective 13, given its location in a low-risk flood zone. A minor negative effect was recorded for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation and objective 12 given the likely increase in NO2 from traffic projections.

A mixed minor positive and negative effect was recorded for objective 2 (health) due to the inclusion of open space and sports facilities and the long term adverse effects from road noise and against objective 3 (education and training) as a result of the training opportunities during construction and the limited provision of educational facilities for new students. Objective 6 (transport) was also identified as having mixed effects due to the enhancements of walking and cycling facilities along with increased car use, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Mixed neutral and minor negative effects were recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the potential impacts on archaeology and rural views.

A neutral effect was recorded against objective 8 (biodiversity) due to the low biodiversity value of the site. There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the inclusion of allotments, the amount of waste generated and impacts on air quality.

Key


Symbol	Likely Effect on the SA Objective
+++	The policy is likely to have a significant positive effect

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

ST13: Land at Moor Lane, Copmanthorpe

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The site is expected to deliver up to 125 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Due to the scale of the development it is uncertain whether additional local facilities would be included on site.</p> <p>This has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>It is assumed that no retail or community facilities will be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The developer is proposing to include an area of public open space within the development, which enhance access to the outdoors and promote leisure opportunities such as walking. There are no existing cycle routes within 800m of the site so promotion of cycling may be limited.</p> <p>The residential areas adjacent to the development have the potential for short term noise disturbance during the construction period, which could cause negative health effects. In the longer term, health effects from noise are not anticipated. A glazing and ventilation strategy would ensure noise levels in</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	unacceptable risks to health.			<p>the residences are acceptable.</p> <p>Doctors are accessible within 800m of the site.</p> <p>No issues with land contamination have been identified at this stage. Phase 1 and 2 land quality investigations have not encountered significant contamination and remedial measures are not expected to be required.</p> <p>As a result of the above, a mixed minor positive and negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Access to cycle and footpaths should be included in the development. • A glazing and ventilation strategy should be in place for the homes. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The scale of opportunities for walking and cycling are uncertain. • The level and type of open space proposed in the development is uncertain.
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>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school located within 800m from some parts of the site, and there are no secondary schools within this distance. The extent of additional capacity to accommodate students from the new development would need to be established. A nursery is accessible from the site.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and negative effect as a result of the skills development through the construction period and the limited availability of local schools.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. It is assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p>0</p>	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>There are limited options for low carbon travel into York city centre due to the lack of frequent bus or train services, which will also reduce the flexibility of the workforce on the development.</p> <p>There are no known significant employment opportunities in the close vicinity of the development.</p> <p>Overall this has been assessed as a neutral effect, as the scale of job generation will be limited given the size of the development and there is a lack of workforce flexibility.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site. It is uncertain whether local facilities will be included in the development.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon the current affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Local facilities including a supermarket within 400m of the site plus restaurants, newsagents, a library and other local services are also present within the village centre. This provides accessible facilities</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		<p>for residents on the development. This could be enhanced further through the creation of pedestrian and cycle access to the village.</p> <p>Due to the size of the development new facilities are not expected to be incorporated, however there is the potential for the provision of new services subject to a detailed assessment of the impact on the village centre.</p> <p>Overall this has been assessed as minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that local services have the capacity to expand for new residents.</i> <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>0</p>	<p>Likely Significant Effects</p> <p>A non-frequent bus service is available within 400m of the proposed development. There are no frequent bus services, train station, Park and Ride or cycle routes within 800m of the site. Car journeys are therefore expected to increase as a result of the development.</p> <p>The Transport Appraisal notes that cycling within the village is principally on-road and that it is viewed as a safe mode of transport due to the low vehicle flows and traffic management measures in place. Cycling could therefore be promoted for local village journeys and to nearby destinations such as the University campus. Cycle and pedestrian routes should be incorporated within the development to enhance uptake and promote sustainable travel.</p> <p>Despite the overall increase in vehicle use from the site, the Transport Appraisal has assessed the development as generating a limited volume of traffic due to the number of houses involved. Considered along with the nature of the surrounding highway network, the Transport Appraisal identified that this can be accommodated without detriment to existing road users. As such, an increase in congestion is not anticipated as a result of the development.</p> <p>As a result of the limited opportunities for uptake of sustainable transport and the lack of congestion expected from vehicles, this has been assessed as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A significantly more frequent bus route and options for sustainable modes of travel should be introduced to promote non-car journeys.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> Further strategic connections for pedestrian and cycle routes should be included to integrate the site into the existing network. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>A variety of climate change mitigation measures could be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The developer intends for all dwellings to achieve Code for Sustainable Homes Level 3 and to achieve a 10% reduction in energy use through a 'fabric first' approach to sustainable design.</p> <p>The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated biodiversity sites on or adjacent to the development area.</p> <p>Development of the greenfield site is expected to result in a loss of areas of biodiversity, albeit of relatively low value due to the ongoing management as agricultural land. The Ecological Appraisal considered the site as unlikely to support any rare or protected species.</p> <p>There is an opportunity for the development to connect with existing green infrastructure corridors and integrate an ecological scheme throughout the site to promote biodiversity on site and connectivity to the wider natural environment. There is existing tree planting across the western boundary that should be retained for connectivity, and could be enhanced through additional planting.</p> <p>Overall this has been assessed as a minor negative effect on this objective due to the loss of habitats and species.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A biodiversity scheme should be implemented to promote connectivity to the natural environment and support biodiversity of site.</i> <i>Site clearance should either be performed outside of breeding bird season, or should be preceded by a nesting bird survey.</i> <i>Existing trees at the western boundary of the site should be retained and bat and bird boxes should be incorporated into the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">--</p>	<p>Likely Significant Effects</p> <p>The development would not involve the reuse of previously developed land. It is a greenfield site comprising of classified Grade 2 and 3a arable land. This would result in a significant loss of the best and most versatile agricultural land.</p> <p>Land contamination issues have not been identified for the site at this stage. Phase 1 and 2 land quality investigations have not encountered significant contamination at the site, and as a result remedial measures are not expected to be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>For the above reasons, this has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that no further contamination is present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development. The site is not located within a Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>resources and quality.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and any possible remediation is unknown.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary so no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. The site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Due to the number of homes on the development and the conditions of the existing road network in addition to cycling options for local journeys, congestion is not anticipated as a result of the development. This means that traffic from the development is not expected to cause a deterioration of local air quality.</p> <p>Overall a minor negative effect is anticipated due to the increase in construction emissions, but this is expected to be modest due to the scale of the development and lack of congestion in the longer term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</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). 	+	<p>Likely Significant Effects</p> <p>The proposed development is located in an area identified as being at low risk of flooding. A flood risk assessment will be required in line with policy FR1 of the Local Plan.</p> <p>Some drainage issues have been identified in the Flooding and Drainage Statement, including overspill from the nearest drainage ditch in extreme rainfall events and surcharge from the local drainage system.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>surface water flows and avoid contributing to flood risk. This should be in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p>The development has been assessed as having a minor positive effect on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <i>The site should be laid out to provide an opportunity for any flood water to flow away from homes, and lower lying external areas such as road and parking areas should be designed to temporarily flood during extreme events.</i> <i>Plot levels should be raised at low points within the development and in areas defined as flow paths.</i> <i>Field drains should be cleared of any debris.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>0</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features, however the medieval ridge and furrow once present on the site has largely been ploughed out. As such, it is not certain whether there are any notable remaining archaeological features within the development area.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed housing would have a detrimental impact on the architecture of Copmanthorpe and York in general. Inappropriately tall buildings would also have a detrimental impact upon existing surrounding properties.</p> <p>As a result, this has been assessed as a neutral effect with the potential for a minor negative effect if archaeology of interest was identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Further information is required on the proposed architectural design. Further archaeological analysis and mitigation is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether significant archaeology is still present on site. The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>0</p>	<p>Likely Significant Effects</p> <p>The site does not significantly contribute to the open countryside surrounding York or to the village setting of Copmanthorpe. With the exception of a small loss of land, there would be a negligible effect on the rural edge setting in this area.</p> <p>Development of this site would not have a significantly detrimental impact on the open country side character of the area. It will slightly increase the distance between Copmanthorpe and the countryside to the south-west but the village has already been impacted upon by residential growth throughout the 20th century.</p> <p>Views from the site are generally local and rural in nature. Higher ground to the north of the site limits views towards York and screens the development from views from the city.</p> <p>Overall this has been assessed as a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A low level of mitigation is expected. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>A significant positive effect was recorded against objective 1 (housing) as a result of the significant number of new houses that will be constructed in an area of need. Objective 9 (land use) was assessed as a significant negative effect due to the loss of greenfield land.</p> <p>A minor positive effect was recorded against objective 5 (equality) as a result of the inclusion of affordable housing and good access to local services and objective 13 (flooding) due to the anticipated uptake of sustainable drainage systems. Objective 8 (biodiversity) was assessed as a minor negative effect due to the loss of habitat from development on greenfield land, as was objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. A minor negative effect was also recorded against objective 12 (air quality) due to the increase in construction emissions.</p> <p>A mixed minor positive effect was recorded for objective 2 (health) due to the improved access to open space and the potential for short term noise disturbance during construction and objective 3 (education and training) due to the enhancement of trade skills and the limited access to educational facilities, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions. A neutral effect with the potential for a minor negative effect was recorded against 14 (cultural heritage) due to the lack of impact on heritage assets and setting, and the expectation that archaeological features on site have already been destroyed. Should any features still be present, a minor negative effect may arise.</p> <p>Objective 4 (jobs) was assessed as a neutral effect due to the limited generation of jobs and access to employment opportunities. A neutral effect was also recorded against objective 6 (transport) as the development is not expected to generate congestion and has limited opportunity for sustainable travel, and against objective 15 (landscape) as no effects are anticipated.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the presence or condition of any archaeological remains.</p>			

Key

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

ST14: Clifton Gate

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>This extension is forecast to provide 2,800 dwellings representing 16% of the total requirement over the plan period and population of circa.12,000 people. This is a significant development within the city and will provide a new village community that can meet a multiplicity of needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H9), this site should provide some 980 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>Preliminary masterplanning indicates that new community facilities, including two primary schools and a mixed village centre will be provided. The emerging masterplan also states that the development will:</p> <ul style="list-style-type: none"> (i) Create a people friendly environment which promotes opportunities for social and community interaction and provides a range of housing with different form, size and tenure; (ii) Ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner, and which complements and integrates with existing facilities. <p>This site is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i>

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			<p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to 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. 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. Cliftongate will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. There is access to pedestrian rights of way, particularly to the southeast of the site, which should be incorporated, and where possible enhanced, through any development. Further formal open space should be phased into development to ensure that people have access to open space during the course of the development. Preliminary masterplanning documents show that the inclusion of amenity, open space, sports facilities and semi-natural open space on the site.</p> <p>The scale of the site would generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. This provision should have a positive impact for caring for the health of the population. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>There may be new risks for exposure to poor air quality and noise should the development be adjacent to the A1237. Full Air quality and noise assessments would be required to ensure an appropriate buffer is designed into the masterplan to the southern end of the site to ensure that impacts on peoples health and well-being are minimised. The preliminary masterplanning work has included a minimum distance of 65m, but this will be reviewed, following detailed noise survey data. In addition, or as an alternative to this, the installation of a noise barrier in the form of an earth bund between the road and the residential developments could be considered to reduce noise levels at the proposed residential developments. This would need to be high enough to block the direct line of site from the roadside to the upstairs bedroom windows of the residential properties. Furthermore, the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Development at this location would be potentially in very close proximity to the A1237 ring-road. Ensuring that this can be crossed and accessed safely needs to be considered as part of any scheme.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement is across the road from the majority of existing residential or employment areas. Any impact is likely to be commensurate with the proximity/location of the development on site. There will be, however, increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on</p>

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		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; background-color: #90EE90;"></div> <div style="width: 45%; background-color: #FFD700;"></div> </div>	<p>the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A1237 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encourage to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality and noise impact assessments are required.</i> • <i>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> • <i>The green infrastructure strategy for the site should incorporate and link open space across the site with existing PRoW.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> • <i>The level and type of open space, whilst indicated in a preliminary masterplan, is still subject to masterplanning</i> • <i>The level of noise and air quality issues as a result of occupation of the site.</i>

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<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>There is currently no provision for secondary education within close proximity of this site and only a primary school partly within 800m. The site will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational establishments to be incorporated onto the site and avoid increased pressure on existing facilities, particularly in medium to long term as the population of the village increases. Schools should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new primary schools as well as secondary school provision. Preliminary masterplanning has identified two primary's within the new village. Determining capacity of these schools is likely to be alongside further masterplanning and phasing.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, facilities and services provided on the site will provide a number of employment opportunities in the medium to long term which could also provide local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by landowners/developers of the site assuming adequate provision of 3 primary and 1 secondary.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i>

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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>Likely Significant Effects</p> <p>The development of this site is likely to create a new population of circa 6,000 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. The location of Clifton Gate may have particular benefits for supporting jobs and industry located at Clifton Moor and York Business Park due to its close proximity.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>Overall, the opportunities presented by the site are likely to have positive benefits for the economy.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ensure that any planned leisure is of a local scale to avoid it becoming a competing destination to established citywide facilities and locations.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by landowners/developers of the site assuming provision of local facilities and leisure opportunities.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</i> • <i>The scale of additional employment opportunities on the site will require further masterplanning and viability analysis of the local centre.</i>
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 	++	<p>Likely Significant Effects</p> <p>This is a new settlement location which will help decrease overall housing deprivation within the city by contributing a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the size of the new population and to ensure that local needs are met without needing to travel. Currently Clifton Moor (circa 250m min to the south across the ring-road) offers larger scale convenience and comparison goods shopping. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities, particularly smaller scale facilities, and to ensure access in the site is within a 5- 10 minute walk. Preliminary masterplanning has included for local services and facilities within the centre of the site.</p>

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	<p>homelessness;</p> <ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		<p>Establishing the facilities required would be through ongoing masterplanning.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The size of the population should include for a frequent bus route to maximise connectivity as well as cycle paths and pedestrian linkages as far as practical. Preliminary masterplanning has planned into the scheme proposed new bus routes which could link through to Clifton Moor to enable accessibility.</p> <p>Overall, this site has been assessed as having a significant positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The level of facilities and services is commensurate to the scale of population.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary viability and masterplanning has assumed a level of local facilities on the site.</i> <i>The affordable housing ratio is as per the Publication (Submission) Local Plan and is viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i> <i>The apportioned level and mix of affordable housing.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+ -	<p>Likely Significant Effects</p> <p>This is new settlement extension would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>Given that this is a new extension to York, it will be important to establish a transport network which promotes sustainable travel behaviour across the development as well as into the city. Currently, there is access to pedestrian rights of way, particularly to the west of the site, which should be linked to, and where possible enhanced, through any development. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of the bus route from existing routes from Clifton Moor is being explored through preliminary transport planning, which would help to link any new development to the city centre. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>It is inevitable that there will need to be vehicular access and connectivity to and from the site. Primary access to the settlement for vehicles is proposed to and from new exits from existing junctions on the A1237. The Transport implications Paper (2013) indicates that the ring-road</p>

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		<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>(A1237) in this location is at capacity. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road. It is recognised that minimising the use of vehicles from this location would be the key mitigation measure. The preliminary masterplan states that a key aim will be to encourage this sustainable travel behaviour alongside the implementation of connected pedestrian and cycle routes, which are under investigation. A particular emphasis will be to try and capture trips to and from the city centre as a key destination to mitigate the effects as far as possible. Whilst reducing the impact of congestion in the long-term is positive, it may also prove attractive for encouraging the use of the car, which would be negative for discouraging the use of the car. The scale to which this occurs will depend on the implementation and uptake of sustainable travel modes. Currently, a full Transport Strategy is under preparation by the landowners/Developers in conjunction with the Highways Agency and the City of York Council.</p> <p>There may be some short-term impacts on the A1237 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. The site may also provide areas for employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>On balance, this development is assessed as likely to have positive and negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> • <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The Transport Implications evidence base (2013) remains valid.</i> • <i>The infrastructure required for the settlement would be viable</i> • <i>The preliminary transport assessment has been undertaken by developers/landowners with input from external bodies. Advice on this remains valid.</i> • <i>The infrastructure required for the settlement would be viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i>

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				<ul style="list-style-type: none"> • <i>The behaviour of future occupiers and their travel needs.</i> • <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of local facilities and services and open space, the scale and location of which is currently uncertain, although preliminary masterplanning places facilities at the centre of the settlement and open space to the edges. However, the provision of some 2,800 homes will lead to an increase the number of private cars within the City. There is the potential for the increase in vehicles to lead to an increase vehicle movements. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road (The Transport implications Paper (2013)).</p> <p>The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government's agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. A preliminary sustainability strategy for site states that the priority for buildings will include <i>Passivehaus</i> principles and the following priorities: Energy Conservation - changing wasteful behaviour for reduce demand; Energy Efficiency - careful detailing and the use of technology to reduce energy losses; Use Renewable Energy; Use non-renewable Low Carbon Energy; and Use conventional resources as we do now. The implementation of this would be positive in the long-term for mitigating effects against climate change as a result of this development.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies and medium potential for wind power, biomass, heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning ad implementation of building regulations. However, overall there is an</p>

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				<p>opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Overall, there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i> <i>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and 	-	?	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland interspersed hedgerows. Within the boundary of the site there are no statutory nature conservation designations. However, it does include a Site Local Interest (SLI): Clifton Airfield. This is recognised as an SLI due to its interest features of Hawthorn scrub, plantation, rank and moderately species rich grassland. Specifically, there is invertebrate interest and reptile potential on this SLI.</p> <p>An Extended Phase 1 Habitat survey of the entire site, together with all of the potential safeguarded land (to the north), has been completed by the site promoters. The survey included land to the west of the site, up to the public footpath than runs from Brecksfields (north) to the A1237 (south), as well as additional land to the east, between the allocation site and the B1363 Wigginton Road where access roads may need to be located. A desk study has also been completed, together a badger survey and winterbird surveys. This has revealed that there are areas of woodland and some buildings which have potential for bat roosting although bat foraging habitat across the site is considered to be low to medium. There are also a number of identified badger setts within the site. Furthermore there is potential for breeding birds across the site, including barn owls, within the hedges tress, scrub and woodland. A number of ponds have also been identified on or within 250m of the site</p>

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	<p>the natural environment;</p> <ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 	<p style="text-align: center;">-</p>	<p>giving rise to the potential for great crested newts.</p> <p>In order to understand the extent of the ecological interest on the site, further studies are required to ensure appropriate identification and mitigation can be implemented. The ecological interest features currently known are not considered to present a serious constraint to development on the site but consideration of these should be considered through any masterplanning process. Additional protected species surveys by the site promoters are underway, including for breeding birds, barn owls, bats, water voles, otters and invertebrates, in order to fully inform the masterplanning of the site.</p> <p>The site will need to incorporate various types of green infrastructure and open space. Currently the masterplan includes semi-natural open space which would be positive for enabling opportunities for the public to access the natural environment. Any accessible open space should not compromise the integrity of any biodiversity interests which are identified through additional studies currently under preparation.</p> <p>The site does connect with a local green infrastructure corridors. There is an opportunity to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>On balance, the effects of this site are currently unknown as further information is required to determine the required mitigation in relation to ecological interest features. Given that the site also contains an SLI, a precautionary negative effect is also stated.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i> <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i> <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary evidence bases referred to have been prepared by Baker Consultants on behalf of the landowners/developers. A programme of further studies has been agreed with CYC ecologists.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The results of ecological studies currently under preparation and their requirements for mitigation.</i> <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p>

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quality.	and remediate any existing contamination; <ul style="list-style-type: none"> • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 		<p>Given that this site is adjacent to a former airfield, ground conditions and contamination need to be explored. It is not considered to be a high risk contaminated site however.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The former airfield use to the southern end may have implications for ground conditions/contamination.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation and scale of allotments provision is currently uncertain.</i>
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>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p>

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			<ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
<p>12. Improve air quality.</p>	<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 	-	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p> <p>The additional congestion as a result of the development and the close proximity to the A1237 outer ring road has the potential for poor air quality with negative impacts on the health of future occupants.</p> <p>In order to mitigate adverse impacts on peoples' health, the development should be set back from the A1237 and locate appropriate uses in proximity of the areas which may be subject to poorer air quality. Preliminary masterplanning has set this back from the A1237 by 60m. A full air</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>fuels);</p> <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>quality assessment will be required to fully understand the likely impacts of the development. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions.</p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although there is potential for knock on traffic implications elsewhere in the city. To minimise these effects, it will be necessary for the new services and facilities to be located on the site as well as sustainable routes to encourage non-use of the car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Development should be set back from the A1237 to minimise adverse impacts in relation to air quality.</i> <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> <i>Full air quality impact assessment is required.</i> <i>The site should develop a low emission strategy in line with other policies in the Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Locating development close to the A1237 could have adverse effects on peoples health.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of air quality issues as a result of occupation of the site.</i> <i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.</i> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>This site is not located within an area of high flood risk. The site is within flood zone 1 and therefore at limited risk from fluvial flooding.</p> <p>There are existing drains that run near to the Eastern and Western boundaries of the development site. These drains fall under the jurisdiction of the Internal Drainage Board, and are likely to receive runoff from field drains and from any surface flows in heavy rainfall events. Further investigation is required through a Flood Risk Assessment to understand the implications of this on the masterplan.</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>This has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA).</i> • <i>A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale and location of SUDs will be determined through more detailed masterplanning.</i> • <i>The effect of occupation of the site on long-term flood risk.</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special 	-	<p>Likely Significant Effects</p> <p>The site contains known archaeological deposits on the site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Further evidence for prehistoric and Romano-British settlement is also known on land to the east and west of this site. It is identified to contain high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, post-medieval field boundaries, historic plantations and balancing ponds.</p> <p>A desk-based archaeological assessment has been completed by the site promoters. This identifies that there are no designated cultural heritage assets on the site. It has identified however, that the primary interest concerns prehistoric and modern activity. Excavations in 1996 identified regionally significant complex of prehistoric settlement activity that was demonstrated to go beyond the site area. Magnetometry surveys have</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>character and setting of the historic city as identified in the Heritage Topic Paper.</p>		<p>been undertaken on 50% of the site area which have revealed isolated features but little else due to the unfavourable nature of the underlying geology. Further intrusive archaeological investigations are required to fully establish the potential on this site, for which a programme of works has been agreed in discussion with City of York Council.</p> <p>The Heritage Impact Assessment (HIA) has identified that there may be harm caused to York's compactness given that development would be outside the confines of the ring-road and Clifton Moor in this location is built to the road edge. In addition, there was some concern that it would also erode the rural village setting of Skelton. Evidence base has been amended to include the areas around Skelton within the Historic Character and Setting to prevent coalescence to the south and east. Any development in this location is also considered to potentially have minor impacts on the views from the ring-road towards the rural landscape as well as from Wigginton Road from the east and the PRoW from the west. It is acknowledged however, that the landscape/setting in this location from the ring-road has been compromised by the retail park development to the south. Concerns are raised that this may create an 'urban corridor' on the edge of the city should the boundary not be set back from the road. Further analysis regarding views afforded from the site is required. Masterplanning of the proposed area would need to ensure that carefully designed buffering and landscaping to the outer edges are included, particularly to the southern and western edges. To mitigate this, it is proposed that the development is moved away from the ring-road to enable a separate settlement to be created and that lower density development is built in these locations.</p> <p>Preliminary masterplanning for the site has buffered the ring-road to provide separation to the existing built development to the south. In addition, landscaping to the eastern edge is designed to help minimise adverse effects to the sensitive western boundary of the site and density is planned to be lower on the edge of the development.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This issue is acknowledged in the additional HIA undertaken by the developers/landowners, which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from architectural character.</p> <p>The scale of impact on the historic environment will be determined through masterplanning. The HIA identified that the proposed development would result in development outside of the ring road with a resultant effect on the compactness of York. Furthermore development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.</p> <p>On balance however, it is considered that this site may cause minor harm to the historic character and setting of York.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away/buffered towards Skelton to mitigate coalescence and views across the rural landscape</i> • <i>In order to reduce the impact of this site from the A1237 there should be significant buffering to the southern boundary of the site with</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>appropriate landscaping to retain a rural feel outside of the ring-road.</i></p> <ul style="list-style-type: none"> <i>Full archaeological surveys are completed and, where applicable, inform the masterplan to ensure the integrity of the deposits.</i> <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i> <i>A programme of archaeological investigations are undertaken as part of the allocation process as agreed by City of York Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>This site is located outside of the ring-road within the northwest quadrant of York.</p> <p>The Heritage Impact Assessment (HIA) has identified that there may be minor harm caused to York's compactness through development of a site outside of the ring-road, although it is acknowledged that the ring-road causes separation to the main urban area and creates this as a separate settlement. The HIA has also identified that this area contributes the rural setting of the city. The loss of greenspace to development in this location may adversely affect the image of the city in a rural setting by development encroaching up to the ring-road. The boundary of the site also extends towards Skelton and northwards reducing the boundary between the existing village and the new settlement, which detracts from its standalone status. The HIA has therefore concluded that it has potential to cause a minor harm/harm in terms of landscape and setting. In order to mitigate for both the setting of York and compactness, the site will need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary adjacent to the ring-road where development needs to be set back and appropriately screened. In addition, the severity of visual impact will relate to the mass and density of development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The HIA identified that rural views across the site from Skelton, the ring-road and Wigginton Road may be adversely affected from development. Of particular concern are views from Skelton and the ring-road which may be obscured through from development. Masterplanning of the site.</p> <p>The HIA has also identified that the proposed development will have an effect on the relationship of the historic city of York to the surrounding villages by reducing the distance between the villages of Haxby and Skelton, outlying farms and the urban fringes of York. Preliminary landscape assessments have been undertaken to inform the masterplanning of the site. This has identified that :</p> <ul style="list-style-type: none"> The site benefits from a landscape setting with a network of well-formed existing hedgerows. These have remained unchanged since at

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>least 1853 and define the historic field boundaries. The hedgerows are distributed throughout the site in an east-west grid pattern. They play a key role in the historic landscape grain of the site and are key corridors suitable for bio-diversity/wildlife.</p> <ul style="list-style-type: none"> • There are existing landscape assets on site, including woodland, trees, hedgerows, watercourses, drainage ditches and ponds. • Mature woodland and tree plantations exist within and immediately adjacent to the site and form landscape and visual buffers, thus restricting long distance views across the site. • The site is set back from the arterial routes which exist to the east and west of the site, separated by buffers of open countryside. The visual impact of the development will be mitigated by prominent landscape features which screen the site from major roads and the green corridors of the River Ouse and Bootham Stray beyond. To the east of the site, mature woodland of the Moor and Nova Scotia Plantations acts as an effective visual barrier, allowing only glimpsed distant views into the heart of the site. To the west, mature hedgerows and trees species minimise potential visual impact. • The site's southern boundary is defined by mature woodland of the Poplar Plantation and mature hedgerows, providing a visual barrier from the adjacent Outer Ring Road. Visual separation provided by existing and proposed landscape will minimise negative impact of the development on surrounding receptors whilst reinforcing a village character for the new development. <p>Consequently, the emerging masterplan has retained and incorporated landscape assets identified and the landscape character is planned to vary across the site to respond to these. It has buffered the ring-road with open space to minimise an urban corridor effect between any new development and Clifton Moor as well as incorporating landscaping on the western boundary to mitigate effects to Skelton. Green Infrastructure is being planned to provide long range views into and across the site to help reinforce village character. This mitigation has the potential to reduce negative effects of this site on the landscape.</p> <p>On balance, although there are opportunities for minimising harm, the assessment has identified the site will still cause minor to significant harm to this objective due to the scale of potential change but is subject to the mitigation implemented and the uncertainty related to implementation which may help to reduce harm.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away/buffered towards Skelton to mitigate coalescence and views across the rural landscape</i> • <i>In order to reduce the impact of this site from the A1237 there should be significant buffering to the southern boundary of the site with appropriate landscaping to retain a rural feel outside of the ring-road.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		?	<p>Assumptions</p> <ul style="list-style-type: none"> The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers. Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing. <p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.
<p>Summary</p> <p>Significant positive effects have been identified for objective 1 (housing) as a result of the significant number of new dwellings and new community facilities on the proposed development and objective 5 (equality) due to the incorporation of affordable housing and accessibility of the new local centre. A significant negative effect was recorded against objective 9 (land use) due to the loss of a greenfield site.</p> <p>A minor positive effect was recorded for objective 4 (jobs) due to the support for construction jobs and longer term opportunities in the new local centre and objective 13 (flooding) due to the low flood risk on site and anticipated incorporation of sustainable drainage. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality. Objective 14 (cultural heritage) was also assessed as minor negative effects due to potential impacts on archaeological features, rural setting, compactness and views.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of recreational open space and risks from noise exposure and poor air quality and objective 3 (education and training) as a result of the lack of secondary school provision and enhancement of trade skills. Objective 6 (transport) was also assessed as a mixed minor positive and negative effect due to the promotion of sustainable travel behaviour in addition to the overall increase in car use and congestion on the ring road. Objective 7 (climate change) was assessed as a mixed minor effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objective 15 (Landscape) was also assessed as mixed minor and significant negative effects due to potential impacts on the rural setting, compactness and views, subject to the implementation of mitigation measures.</p> <p>A mixed minor negative and uncertain effect was recorded for objective 8 (biodiversity) due to the presence of a SLI and uncertain impacts on ecological interest features.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, effects on biodiversity and the amount of waste generated.</p>			

Key

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

-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST15: Whinthorpe

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed new settlement 'Whinthorpe' is forecast to provide 4,680 dwellings during the plan period (5,580 in total) representing 26.8% of the total requirement over the plan period and a population of circa.12,000 people. This is a significant development within the city and will provide a new village community that can meet a multiplicity of needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H9), this site should provide around 1600 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>Preliminary masterplanning includes for 2 local centres.</p> <p>This site is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> 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. 	+	-	<p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. Whinthorpe will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. There is access to pedestrian rights of way, particularly to the southeast of the site, which should be incorporated, and where possible enhanced, through any development. Further formal open space should be phased into development to ensure that people have access to open space during the course of the development. Preliminary masterplanning documents show that the inclusion of amenity, open space, sports facilities, allotments and a park are being considered on the site.</p> <p>The scale of the site would generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. This provision should have a positive impact for caring for the health of the population. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>Preliminary investigations of the ground conditions of this site indicate that it is unlikely to have significant issues in relation to ground contamination. Full investigations will need to be undertaken but this is positive for ensuring that land does not pose a risk to human health.</p> <p>There may be new risks for exposure to poor air quality should the development be adjacent to the A64. Preliminary analysis of available data indicates that the background air quality across the site is likely to be within objective levels. However, this may change in accordance with the occupation of the site should there be an increase in traffic and if not mitigated, could have potentially adverse impacts in the long-term. In order to mitigate adverse impacts on peoples' health, the development should be set back from the A64 and locate appropriate uses in proximity of the areas which may be subject to poorer air quality. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Similarly the noise at the northern end of the site which is adjacent to the A64 may have adverse effects should residential dwellings be sited within close proximity. There has also previously been noise disturbance from uses at Elvington Airfield to the south. Preliminary noise investigations indicate that the noise climate is dominated by traffic noise from the A64, which decreases with distance. Several mitigation measures will be required to minimise any new receptors and to ensure it does not impact on residents health and well-being. A full noise impact assessment will be required to fully understand the potential impacts of noise from the development.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement away from existing residential or employment areas. Any impact is likely to be commensurate with the proximity/location of the development on site. There will be however, increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; background-color: #90EE90;"></div> <div style="width: 45%; background-color: #FFD700;"></div> </div>	<p>resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A64 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encourage to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality and noise impact assessments are required.</i> • <i>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> • <i>The green infrastructure strategy for the site should incorporate and link open space across the site with existing PRoW.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> • <i>The level and type of open space, whilst indicated in a preliminary masterplan, is still subject to masterplanning</i> • <i>The level of noise and air quality issues as a result of occupation of the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>There is currently no provision for primary or secondary within close proximity of this site. It will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational establishments to be incorporated onto the site and avoid increased pressure on existing facilities, particularly in medium to long term as the population of the village increases. Schools should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new primary schools as well as secondary school provision. Preliminary masterplanning has identified three primary and one secondary school within the new village. Determining capacity of these schools is likely to be alongside further masterplanning and phasing.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, facilities and services provided on the site will provide a number of employment opportunities in the medium to long term and which could also provide local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by landowners/developers of the site assuming adequate provision of 3 primary and 1 secondary.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i>

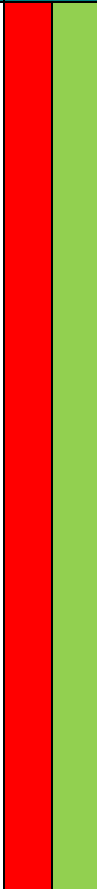
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce 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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development of this site is likely to create a new population of circa 12,000 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. The location of Whinthorpe may have particular benefits for supporting jobs associated with the University of York and the knowledge based economy / biosciences at York Science Park due to its close proximity.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities.</p> <p>In order to make this site as self-sufficient as possible, preliminary masterplanning has identified areas designated for employment and leisure uses within the site which will help provide further employment opportunities. This would be positive for York’s economy but the scale of this should be appropriate to ensure that this out-of-city location does not become a competing destination to established employment or leisure facilities within York.</p> <p>Overall, the opportunities presented by the site are likely to have positive benefits for the economy.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ensure that any planned leisure and employment is of a local scale to avoid it becoming a competing destination to established citywide facilities and locations.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary masterplanning has been undertaken by landowners/developers of the site assuming provision of further employment and leisure opportunities.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</i> • <i>The scale of additional employment opportunities on the site will require further masterplanning and viability analysis.</i>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This is a new village location which help decrease overall housing derivation within the city by contributing a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing target (policy H8), the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre and neighbourhood parades offering convenience and health facilities. This local</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 	Effect	<p>provision is important given the size of the new population and to ensure that local needs are met without needing to travel. Currently there are small scale facilities within the nearby villages of Heslington (1,700m) and Elvington (3,500m) as well as the Designer Outlet to the east. For larger scale convenience shopping, the city centre or Monks Cross would be the closest destination. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access in the site is within a 5- 10 minute walk. Preliminary masterplanning has included for local services and facilities within 2 locations. Establishing the facilities required would be through ongoing masterplanning.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The size of the population should include for a frequent bus route to maximise connectivity as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, this site has been assessed as having a significant positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The level of facilities and services is commensurate to the scale of population.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary viability and masterplanning has assumed a level of local facilities on the site.</i> • <i>The affordable housing ratio is as per the Publication (Submission) Local Plan and is viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i> • <i>The apportioned level and mix of affordable housing will be determined through masterplanning.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; 	+ -	<p>Likely Significant Effects</p> <p>This is a new settlement and as such would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>Given that this is a new settlement, it will be important to establish a transport network which promotes sustainable travel behaviour across the development as well as into York. Currently, there is access to pedestrian rights of way, particularly to the southeast of the site, which should be incorporated, and where possible enhanced, through any development. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of the bus route from the existing high frequency Park and Ride service at Grimston Bar is being explored which would help to link the new settlement to the city centre. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve congestion. 	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>duration of the development.</p> <p>It is inevitable that there will need to be vehicular access and connectivity to and from the site. The current access to the site is from Heslington Village via Common Lane, which is a non-designated road/ green lane. In order to avoid adverse impacts to the existing village, suitable alternative access will need to be in place with potentially managed access to this existing route into Heslington. Primary access to the settlement for vehicles is proposed to and from the A64. The Transport implications Paper (2013) indicates that the ring-road (A64) in this location is not at capacity. However, increase car use and accessibility onto the A64 may exacerbate congestion in the area, particularly at peak times towards the direction of the University and city centre. Connections to other parts of the local road network, including through the university, are also proposed to help ease existing junction capacity at Grimston Bar, as detailed in a preliminary transport strategy. Whilst reducing the impact of congestion in the long-term is positive, it may also prove attractive for encouraging the use of the car, which would be negative for discouraging the use of the car. The scale to which this occurs will depend on the implementation and uptake of sustainable travel modes. Currently, a full Sustainable Access and Movement Strategy is under preparation by the landowners/Developers in conjunction with the Highways Agency and the City of York Council.</p> <p>There may be some short-term impacts on the A64 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. The site may also provide areas for employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>On balance, this development is assessed as likely to have positive and negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <i>Access to Heslington Village via Common Lane is limited to avoid adverse impacts on the village in relation to transport.</i> <i>The infrastructure required for the settlement would be viable.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The Transport Implications evidence base (2013) remains valid.</i> <i>The preliminary transport and access assessment has been undertaken by developers/landowners with input from external bodies. Advice on this remains valid.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>The behaviour of future occupiers and their travel needs.</i> • <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. The provision of some 4,680 houses will lead to an increase the number of private cars within the City. There is the potential for the increase in vehicles to lead to an increase vehicle movements, although whether it will be within the City or the strategic road network that is affected is uncertain. There is also potential for the increased car use to exacerbate congestion in the area, particularly at peak times towards the direction of the University and city centre</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies, biomass, heat pumps and district heating and medium potential for wind power. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning ad implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
		-	+	<p>Overall, there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i> <i>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for 			-

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>people to access the natural environment.</p>		<p>settlement may have significant adverse effects through an uplift in recreational behaviour.</p> <p>A number of surveys and evidence has been produced to identify and understand the significance of the bird populations on the site as well as whether this would have a consequential negative impact on the Lower Derwent Valley SPA. The surveys include a Breeding Birds Survey (2014), a Wintering Birds Survey (2014) and a desk based study looking at a 10km radius of the site to identify its significance within the area. The studies identified that the Lower Derwent Valley SPA and the SSSI coupled with other sites further north along the River Derwent valley hold the largest wintering and breeding populations of species such as curlew, lapwing, golden plover, redshank, and snipe, although absolute numbers of lapwing and curlew are small on the Tillmire. On site surveying identified that the development site itself was shown to have a greater population of lapwing on the southwest corner of the site, including breeding pairs. In relation to lapwing, the outcomes of the wider 10km study conclude that <i>“it is highly likely that the populations at Heslington Tillmire are sink populations rather than source populations and one might predict, given the levels of predation pressure, that productivity of lapwing is too low to sustain a source population¹”</i>. Monitoring of the site by Natural England (2014) identified similar results in terms of bird species and numbers on the SSSI. They have also advised that there have been consistently small numbers of birds on the site in recent years, which is significant and that they can be highly susceptible to disturbance.</p> <p>The studies also identified that predominantly wintering bird species were identified at the Lower Derwent Valley and breeding species were identified at Heslington Tillmire. As a consequence, the Habitat Regulation Assessment undertaken for the Local Plan as well as the ecological evidence provided to CYC have concluded that there is no evidence to suggest a clear link between the SSSI and the Lower Derwent Valley SPA. This has been agreed with Natural England.</p> <p>Access to the SSSI is currently available by public footpaths (including the Minster Way linked to Heslington) and via road on Long Lane. Limiting access to the SSSI will be paramount in minimising disturbance. Should the development go ahead, access to the SSSI should be restricted from within the site without compromising the open access land and pedestrian rights of way (PRoW) designations. New networks of pathways across the development site should be incorporated as part of a site specific Green Infrastructure plan to provide attractive alternatives to using the existing footpaths.</p> <p>A new population in this location may also have direct consequences on predation of birds in the vicinity. Predation from domestic cats in particular may have an adverse effect on bird populations, particularly where they are ground nesting. Sufficient and appropriate buffering/landscaping would need to be in place to ensure that predation is minimised through locating development far enough away from any known area for breeding birds.</p> <p>Stringent mitigation will be required in order to minimise any adverse effects. Sufficient buffering of the site to the SSSI will be necessary. Advice from Natural England suggests a minimum 400m buffer to the Tillmire with deterrents to minimise recreational behaviour on the SSSI. In addition, the site will need to provide sufficient alternative open space and recreational areas, including a network of attractive footpath routes and natural/semi-natural open space to draw new residents away from using the Tillmire. As part of the long-term management plan, it would benefit the site to enhance biodiversity on the western boundary to compliment the SSSI. An additional option would also be to restrict access to the Open Access land (for 28 days) on the SSSI during the bird breeding season via application to Natural England to help minimise disturbance. Overall, any development on the site should avoid locations near the SSSI in early phases to ensure any adjacent mitigation/alternative habitat</p>

¹ A sink population is a breeding group that does not produce enough offspring to maintain itself in coming years with immigrants from other populations, whilst a source population is a breeding group that produces enough offspring to be self-sustaining and that often produces excess young that must disperse to other areas.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: red; width: 100%; height: 100%;"></div> <div style="background-color: lightgreen; width: 100%; height: 100%;"></div>	<p>can establish itself.</p> <p>Mitigation proposed through the landowners/developers preliminary masterplanning as a result of the ecological studies and in response to the SSSI includes:</p> <ul style="list-style-type: none"> • The creation of a footpath system which does not directly link with and makes it difficult to access the SSSI along with provision of better alternatives for walking within the development site; • Gated access along Long Lane to prevent vehicular access to the pathways on the SSSI; • Buffering the western edge and using a ditch and furrow system to reduce domestic cat predation; • Improve the hydrological functioning of the SSSI, potentially through the introduction of a sluice control system on key ditches so that water is retained and soil moisture content increased at certain times of the year; • The creation of an approximately 45 ha Habitat Enhancement Area to the southwest corner of the site to mitigate the impacts to and increase ecological functionality of the SSSI. This would be managed as wet grassland and reed bed to optimise feeding conditions for breeding waders and ensure a significant buffer is located between the development and the SSSI. The delivery of this site would be through a Biodiversity Management Plan, including long-term on-site management. • Prioritising any mitigation, particularly the HEA, within phase 1 of development. <p>The mitigation measures proposed, particularly the HEA, provide opportunities for enhancement of the site and to offset potentially significant adverse effects in the long-term from recreational disturbance. In order to maximise the benefits of any mitigation measures, they would need to be implemented from phase 1 of the development to ensure any vegetation can establish and mature prior to any development phases within close proximity. Also, suitable management of the site would be required in the long-term to ensure the integrity of the habitat created is maintained and its potential benefits to the SSSI upheld. The scale of any residual impacts following this mitigation, however, is uncertain.</p> <p>In terms of the botanical element of the SSSI, further survey work was undertaken to compare with Natural England's National Vegetation Community survey (June, 2014). The updated survey found consistent results with the former and the original SSSI designation interest species.</p> <p>A number of ponds have also been identified on the development site. As a consequence, a preliminary great crested newts (GCNs) survey is underway, the results of which are not yet available. Should GCNs be identified on the site, appropriate landscaping would be required to ensure the integrity of their habitats is maintained or created within close proximity of their identified location.</p> <p>An Extended Phase 1 Habitat Survey has been undertaken for the development site (2013) which has identified habitats that have potential to support a range of protected species including badger, reptiles, water vole, great crested newt, bats and mud snail. Preliminary surveys are already underway for several of these, the results of which are not yet available. Should these species be identified on the site, appropriate mitigation and landscaping would be required to ensure the integrity of their populations and habitats is maintained or created within close proximity of their identified location.</p> <p>On balance, this site is assessed as likely to have a potentially negative effect on this objective. However, it may also create an opportunity in the medium to long-term to also enhance biodiversity on the site itself and reduce negative impacts to the adjacent SSSI. In order to ensure effective</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: red;"></div> <div style="width: 10px; height: 100%; background-color: lightgreen;"></div> </div>	<p>delivery of this mitigation it is recommended that a site specific policy within the Plan is incorporated for this site. As such, a mixed effect has been recorded.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A site specific policy is included within the Local Plan to ensure the delivery of site specific mitigation; • A minimum of 400m buffer between development proposals and the SSSI to primarily minimise disturbance to birds and predation from domestic animals; • Appropriate ecological enhancement of the development site to increase its biodiversity and minimise impacts to the SSSI through increasing ecological functionality. This should be agreed alongside City of York Council and Natural England. • Ecological enhancement of the site should be prioritised within the masterplanning/phasing. • Phasing of development should prioritise locations away from the SSSI to minimise disturbance and allow any ecological enhancement to establish. • A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan. Any management plans for the site should take into consideration the requirements of the SSSI to maximise synergistic benefits from enhancement and management proposals. Any management proposals will need to be agreed with Natural England. <p>Assumptions</p> <ul style="list-style-type: none"> • The evidence bases referred to have been prepared by Peak Ecology on behalf of the landowners/developers. This has involved discussions with CYC ecologists and Natural England. • The mitigation measures proposed would be sufficient to create a net increase in biodiversity on the development site and help to minimise impacts to Heslington Tillmire SSSI. <p>Uncertainties</p> <ul style="list-style-type: none"> • The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a significant negative impact on this objective.</p> <p>Preliminary investigations of the ground conditions of this site indicate that it is unlikely to have significant issues in relation to ground contamination. Full investigations will need to be undertaken.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>including the best and most versatile agricultural land;</p> <ul style="list-style-type: none"> • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 		<p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations carried out by the developer/landowners have informed the appraisal.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation and scale of allotments provision is currently uncertain.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>In addition, the scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term.</p> <p>On balance, this has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency, which are yet to be determined.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
<p>12. Improve air quality.</p>	<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 	-	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p> <p>There may be new risks for exposure to poor air quality should the development be adjacent to the A64. Preliminary analysis of available data indicates that the background air quality across the site is likely to be within objective levels. However, this may change in accordance with the occupation of the site should there be an increase in traffic and if not mitigated, could have potentially adverse impacts in the long-term. In order to mitigate adverse impacts on peoples' health, the development should be set back from the A64 and locate appropriate uses in proximity of the areas which may be subject to poorer air quality. In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>infrastructure;</p> <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. 		<p>The closest Air Quality Management Area is on Fulford Road (2km), which may be impacted, should the amount of traffic increase as a result of this development. However, it will be necessary for the new services and facilities to be located on the site as well as sustainable routes to encourage non-use of the car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A64 to minimise adverse impacts in relation to air quality.</i> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality impact assessment is required.</i> • <i>The site should develop a low emission strategy in line with other policies in the Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of air quality issues as a result of occupation of the site.</i> • <i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ ?</p>	<p>Likely Significant Effects</p> <p>The site has two watercourses running through it; 'Tillmire Drain' runs through the centre of the site and it's tributary 'Heslington Drain' borders the south-eastern boundary. Part of the site boundary (approx. 50 hectares adjacent to the drains in the southwest) is within Flood Zone 3a, a high risk flood zone. Within the Strategic Flood Risk Assessment (SFRA) 2013, it states that only water-compatible and less vulnerable uses of land use are appropriate in this zone. More vulnerable and essential infrastructure would only be permitted where an Exception Test is passed and that any essential infrastructure permitted in this zone should be designated and constructed to remain operational and safe for users in time of flood. In accordance with the Local Plan Site Selection Methodology, any greenfield land which is FZ3a, is not included within the net developable area for development to minimise adverse impacts on high flood risk areas. This should ensure that development is not less vulnerable to fluvial flood risk.</p> <p>Additional hydrodynamic modelling has been undertaken to assess flood risk on the site more accurately. The results of this show that the majority of the site is within flood zone 1 with approximately 15% in flood zone 3 and a further 10% within Flood one 2. Preliminary masterplanning of the site has located development wholly within flood zone 1 using high risk areas for green infrastructure.</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Overall, impacts against this objective have been assessed as positive on the basis that the built development should come forward within flood zone 1. However since this assumption depends upon detailed site layouts and mitigation an uncertain assessment has also been recorded.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Only water-compatible development is considered in areas identified within flood zone 3. • In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). • A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site. <p>Assumptions</p> <ul style="list-style-type: none"> • Further flood risk modelling has been undertaken by the landowners/developers in accordance with the Flood Risk Handbook (Environment Agency, 2012). Discussion with City of York Council with regards to this evidence and further flood risk work is ongoing. • Built development will be within flood zone 1. <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> The scale and location of SUDs will be determined through more detailed masterplanning. The effect of occupation of the site on long-term flood risk.
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	-	<p>Likely Significant Effects</p> <p>Archaeological potential has been identified given that the site contains historic farmsteads and the deposits found in close proximity of the university (within 1.2km), development may have a detrimental effect on any archaeological remains. A full archaeological survey is required to understand the sites deposits and past activity.</p> <p>A desk-based archaeological assessment has been completed on behalf of the landowners/developers. The desk based assessment identified records for 20 heritage assets within the proposed boundary. Phase one of investigative works as a result of this has been completed using geophysical survey of 113 ha of the site. This identified "an area of archaeological potential in the Northwest corner of the site, adjacent to the A64 where evidence of field systems and enclosures of probable Iron Age/Romano –British date was identified. However, the rest of the investigations have largely produced negative results restricted to agricultural features and geological/natural anomalies, which may indicate areas of lower archaeological potential". Further intrusive archaeological investigations are required to fully establish the potential on this site, for which a programme of works has been agreed in discussion with City of York Council.</p> <p>This site does not contain any designated heritage assets or listed buildings. However, it does contain a number of non designated features. The Minster Way pedestrian route is a non-designated heritage asset, which borders the site on the western/southern boundary and continues through to the southeast. The Way links the two medieval Minsters at Beverley and York across farmland and through different settlements in-between.</p> <p>The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way and that development should be located away from this to minimise any adverse impacts in the long-term. In addition, the historic environment register (HER), has identified features on the site such as enclosure and historic field patterns as well as previous archaeological finds. From this, the HIA has concluded that there is relatively high potential for archaeological deposits as well as other features which need to be considered in masterplanning. The HIA has identified that the area is of relatively high archaeological potential. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. It also includes two additional historic farmsteads and one on the border of the new settlement. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features. This may include waterlogged remains at Langworth Lodge. The Heritage Impact Assessment (HIA) has identified that there may be minor harm caused to York's compactness through development of a site outside of the ring-road, although it is acknowledged that the ring-road causes separation to the main urban area and creates this as a separate settlement. The loss of greenspace in this location to development however, is identified to potentially harm York's rural setting, particularly if the development extends right up to the ring road and to the southeast towards Elvington. In order to mitigate for both the setting of York and compactness, the site will need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary adjacent to the ring-road where development needs to be set back and appropriately screened.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>The issues above have been stated in an additional HIA carried out for the site on behalf of the landowners/developers which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from compactness and landscape and setting. This assessment also records its influence on the preliminary masterplan submitted as this retains a view of the Minster up the western boundary and provides some buffering to the A64 to help retain a feeling of rurality. However, an outstanding issue to be addressed is where the development extends to the southeast, there is a risk that the Minster Way could be adversely impacted.</p> <p>The HIA identified that views across the site to the Wolds and towards the city centre may be adversely affected from development. Of particular concern are views towards the Minster, which may be obscured through from development. Masterplanning of the site needs to take this into consideration to ensure views towards this landmark monument and other prominent features are not obscured.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This issue is acknowledged in the additional HIA undertaken by the developers/landowners, which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from architectural character.</p> <p>The scale of impact on the historic environment will be determined through masterplanning. On balance however, it is considered that this site may cause minor to significant harm to the historic character and setting of York although there are recognised opportunities for mitigation and enhancement to reduce negative effects..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development.</i> • <i>In order to reduce the impact of this site from the A64 there should be significant buffering to the northern boundary of the site with appropriate landscaping to retain a rural feel outside of the ring-road.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A Heritage Impact Assessment has been completed by FAS Heritage on behalf of the Landowners/Developers.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing. A programme of archaeological investigations are undertaken as part of the allocation process as agreed by City of York Council. <p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	-	-	<p>Likely Significant Effects</p> <p>This site is located outside of the ring-road within the southwest quadrant of York. It would form one of the ‘clock face’ settlements surrounding York. It is likely to be approximately a similar distance to the city centre as the existing villages of Copmanthorpe and Bishopthorpe to the west of the site.</p> <p>The Heritage Impact Assessment (HIA) has identified that there may be minor harm caused to York’s compactness through development of a site outside of the ring-road, although it is acknowledged that the ring-road causes separation to the main urban area and creates this as a separate settlement. The HIA has also identified that this area contributes the rural setting of the city. The loss of greenspace to development in this location may adversely affect the image of the city in a rural setting by development encroaching up to the ring-road. The boundary of the site also extends to the southeast towards Elvington reducing the boundary between the existing village and the new settlement, which detracts from its standalone status. The HIA identified that views across the site to the Wolds, across Elvington Airfield and towards the city centre may be adversely affected from development. Of particular concern are views towards the Minster, which may be obscured through from development. Masterplanning of the site needs to take this into consideration to ensure views towards this landmark monument and other prominent features are not obscured.</p> <p>In order to mitigate for both the setting of York and compactness, the site will need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary adjacent to the ring-road where development needs to be set back via a substantial field margin and appropriately screened. In addition, the severity of visual impact will relate to the mass and density of development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The southern boundary of the site along Langwith Stray/Long Lane contains a high concentration of public rights of way with access to relatively attractive and tranquil countryside for the communities of Fulford, Heslington and Elvington, including the Minster Way. The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way in particular and that development should be located away from this to minimise any adverse impacts in the long-term to avoid adverse impacts on the open countryside.</p> <p>An additional HIA carried out for the site on behalf of the landowners/developers which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from compactness and landscape and setting. This assessment also records its influence on the preliminary masterplan submitted as this retains a view of the Minster up the western boundary and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>provides some buffering to the A64 to help retain a feeling of rurality. This would be positive in the long-term and would need to be preserved in future iterations of masterplanning.</p> <p>A Contextual Landscape Appraisal commissioned by the landowners/developers relates directly to principal 6 of the CYC Heritage Impact Assessment: Landscape and Setting. This evidence base documents the landscape context, visual experience of the city, the landscape character in relation to the surrounding villages as well as settlement patterns and characteristics and concerns highlighted in their own HIA. This identified that without appropriate design in place, this allocation and the loss of greenspace has the potential to detract from York. In response to this (see SA obj 14) and the more detailed landscape appraisal, the following mitigation measures have been identified:</p> <ul style="list-style-type: none"> • Good design to ensure that that experience along the transport networks was maintained by retaining key view points and developing n views where possible. A varied treatment between the ring road and ST15 would ensure the experience reflected the local character and complimented the special characteristics of the city. • Where views of key landmarks, such as the Minster exist, these should be retained and incorporated into the developing masterplan. • Ensure where possible existing landscape characteristics are retained to create a distinct and legible settlement which celebrates local and regional character. • Ensure any potential views of York Minster and City are integrated as a means of way finding an orientation to celebrate the unique characteristics of place. • Ensure landscape proposals embody existing green networks and designations and incorporate wider links to these amenity and ecological assets to prevent coalescence of settlements and transport infrastructure. • Ensure proposals incorporate existing landscape assets where possible to positively reinforce the special characteristics of place. <p>Implementation of the mitigation outlined should have an overall positive effect on minimising harm to the landscape and setting of York's natural and built environment in this location. Any residual impacts are likely to depend upon how they are transposed into the ongoing masterplanning of the site.</p> <p>On balance, although there are opportunities for minimising harm, it has been identified that the site will still cause minor to significant harm to this objective due to the scale of potential change although this is subject to the implementation of mitigation and the uncertainty related to implementation which may help to reduce harm in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development.</i> • <i>In order to reduce the impact of this site from the A64 there should be significant buffering to the northern boundary of the site with appropriate landscaping to retain a rural feel outside of the ring-road.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating</i>

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

Key

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

ST16: Former Terry’s Chocolate Factory

Overall assumption:

This area is committed for mixed use development (Ref: 09/01606/OUTM). Application approved for: Outline planning permission, with means of access unreserved, for business (B1); assisted living accommodation and Residential Institution (C2); Residential (C3); Hotels with ancillary leisure (C1); Community Facilities including a Health Centre/Doctor’s Surgery (D1); Children’s Nursery (D1); exhibition space (D1); Leisure uses (D2); Retail (A1); Financial and Professional Services (A2); Restaurant/Cafe (A3); bar (A4); and live work units, with associated servicing, car parking, landscaping and highway works; additional deck to car park; demolition of existing buildings. This appraisal is to appraise the re-designation of the committed commercial space to housing.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The Former Terry’s Chocolate Factory has an existing planning permission for mixed use and an implemented permission for housing at the northern end of the site. Re-designation of the commercial element of the permission for approximately 175 dwellings would provide more dwellings on site which would be positive in the long-term for York. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H9) within the Local Plan and should provide around 44 additional affordable units which would also be positive in meeting the city’s housing needs.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Local facilities should be provided as part of the existing permission, which should ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>The existing permission will provide additional facilities to provide for the growth of population on the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to amenity greenspace and allotments within proximity of the site, including Micklegate Stray. However, any development would require the inclusion of openspace for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of openspace types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The uplift in housing numbers on this site would mean that an additional amount of openspace is provided to ensure there is adequate openspace for all.</p> <p>This development should support walking and cycling within the site given its urban location and connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. Currently there are both cycling and pedestrian route which go to the city centre.</p> <p>There are existing doctors and dentists in the vicinity of the site. The existing permission plans in community facilities to support the new and existing population to provide adequate access to healthcare although this should be revisited at to establish commensurate need with an uplift in dwelling numbers. Provision of this should be accommodated on site to encourage local access to services.</p> <p>This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents' health. It is assumed that contamination issues will be dealt with as part of the planning permission and the ongoing masterplanning of the site.</p> <p>There are likely effects on neighbouring residential areas for the duration of the construction period relating to noise, air quality and vibrations. The EIA states that any impact is likely to be commensurate with the proximity/location of the development on site. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development.</p>

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

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<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>This is the former Terry's Chocolate factory, which ceased operations in 2005. The factory buildings and the site remain vacant. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Bishopthorpe and Tadcaster Road helping to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive long-term direct effect objective although it would reduce the amount of available floorspace for commercial use within this area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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; 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the</p>

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	<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. 	+	<p>existing permission on the site. Based upon the current affordable housing policy, the site would need to provide between 25% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall from the existing permission and this new designation of housing would require additional facilities to be considered on site such as convenience and health facilities. There are existing facilities just within 800m of the site on Bishopthorpe Road, which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access across the site which for the southern end which is further than 800m.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
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>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a bus route of every 20 minutes and a high frequency bus route on both Tadcaster Road (within 400m to the north of the site) and Bishopthorpe Road which runs down the eastern boundary directly into the city centre. The site is also within 10 minutes cycle of the train station. There are good existing links to cycle paths and pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The potential for the site to link with existing and other new development as well as rail links directly to the railway station is also being investigated. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site has good access to existing facilities on Bishopthorpe Road (within 800m) which would be positive for the short-term. The cumulative increase due to this uplift in housing numbers would require additional facilities on the site. Facilities are granted in the existing permission but in</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p>order to minimise local trips, this should be revisited to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and 	<div style="display: flex; justify-content: space-between; width: 100%;"> + - </div>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and openspace, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government's agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and solar thermal technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to</p>

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	<p>consequences of climate change;</p> <ul style="list-style-type: none"> Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+</p>	<p>maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for 	<p style="text-align: center;">○ +</p>	<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations and does not connect to any green infrastructure corridors.</p> <p>The EIA identifies that whilst the majority of habitats on site are of relatively low ecological value, the broadleaved trees and woodland are considered to be of greatest value. Although they include many exotic species, there are also numerous large and old natives. Large standards form an almost continuous border around the site and create a continuous habitat with the more extensive areas of woodland present in the north, north-east and southeast. All of the habitats on the site are therefore considered to be of value only within the zone of influence (taken here to mean the site) with the exception of the broadleaved woodland, which is considered to be of local value, due to its supporting value for local wildlife species, such as birds and bats.</p> <p>The proposed scheme proposes planting new trees which are expected to be beneficial in the long-term as they exert increasing influence over the character of the site and the locality in terms of landscape value and biodiversity through the provision of new habitats.</p> <p>The site is also recognised to have fox dens on site as well as evidence of rabbits. However, these are considered common and not of major</p>

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	people to access the natural environment.		<p>ecological importance.</p> <p>The site offers a potential foraging and commuting resource for all these though only common pipistrelle have been indicated as using the site. No indication was given from the surveys, as to the number of bats using the site. Bats, as a species group, are listed as a priority species on the City of York BAP. They are also European and UK protected species of conservation concern. The population of bats using the site are considered to be of ecological value at the local level (potentially regional dependant on the species of bat using the site for foraging).</p> <p>Direct effects from development may include habitat loss, disturbance through noise, lighting and movement as well as pollution from construction and hydrological changes through landscaping. However, the EIA proposes mitigation measures such as sensitive lighting to ensure bats are not disturbed and the retention of trees on the site. Given the former factory use of the site, there is an opportunity to integrate a scheme to increase biodiversity and connectivity to the wider natural environment.</p> <p>Taking into consideration the findings of the EIA accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Biodiversity will improve from the current baseline.</i> • <i>The biodiversity value of brownfield land is less than that of greenfield sites.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i>
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 	+	<p>Likely Significant Effects</p> <p>Redevelopment of this 10 ha brownfield site is positive for using previously developed land. The planning permission's EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>In the long-term this should have a positive impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	allotments; <ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<p><i>be dealt with appropriately through the remediation strategy.</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
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>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Revised Draft Water Resources Management Plan 2013 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 at 0.19MI/d rising to 106MI/d in 2039/40. A range of solutions are proposed to meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence and a three groundwater schemes</p> <p>In addition, the scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term.</p> <p>On balance, this has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency, which are yet to be determined.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
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 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p>

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	resource efficiency.		<p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
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 	-	<p>Likely Significant Effects</p> <p>Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are.</p> <ul style="list-style-type: none"> The EIA for the proposed scheme states: During the construction phase, the application of standard dust control measures are capable of providing the required level of mitigation of potential particulate matter impacts near the site. The phasing of the works will also mean that receptors will only be impacted upon when the particular phase near to them is being worked. Residential properties within 50 m of the site boundary, such as those located on Campleshon Road, Bishopthorpe Road and Racecourse Road, may however experience occasional increases in local soiling rates during times when activities are carried out in extremely dry and windy weather. Any such impacts at these times would be restricted to short-term episodes affecting a small number of properties and would be short-term, adverse, and of slight significance. During the operational phase of the scheme, changes to road traffic flows would not result in a significant change in pollutant concentrations at any of the sensitive receptors within the three Air Quality Study Areas. Although concentrations are predicted to increase at receptors within the AQMA, a rise of 0.5µg/m³ and less is not considered to be significant, as it is well within the year on year variation of NO₂ concentrations measured within the City. Therefore, at receptors near to the local highway network, the predicted impact on air quality of an increase in annual mean NO₂, PM₁₀ and PM_{2.5} concentrations can be classed as long-term, adverse and of negligible significance. <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p>

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	<p>negative impacts on the health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		<p>The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>+</p>	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The impact on this objective should therefore be positive in the long-term subject to the design and implementation of surface water management strategies.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

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<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house Terry’s of York Factory Terry’s of York Head Office Liquor Factory Time Office Block <p>The EIA for the existing planning permission states that:</p> <ul style="list-style-type: none"> Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area. Overall, the known and suspected archaeology within and in the immediate vicinity of the Site is of no more than local importance. This does not preclude the potential for remains of greater importance to be discovered. For instance, should any Roman burials be discovered, these could be considered of regional importance. Without mitigation there are potentially moderate to major permanent adverse effects on archaeology of local to regional importance. Mitigation measures include measures to ensure preservation in situ where appropriate and necessary and preservation by record in other instances. By these means potential impacts can be reduced to Minor, Negative and Permanent in a worst case, to Negligible in the best. The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site. <p>The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general. The heights of new builds must be checked so not to detract from the dominance/importance of the landmark structures. Inappropriate development surrounding the factory buildings may detract from their architectural significance. Buildings need to be at an appropriate scale taking into account surrounding structures. It also draws upon the previous planning brief for the site which states that “<i>Any new scheme should capitalise on the symbolic potential and landmark quality of the factory building in order to highlight the nature of the site as a major employment destination</i>” (Terry’s Development Brief rev. vers. 2009).</p>

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				<p>The impacts of this development are currently assessed as having positive and negative impacts.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i> • <i>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure the setting and context of development is complementary to the historic assets.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The findings of the EIA for the planning application remain valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	+	-	<p>Likely Significant Effects</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house • Terry’s of York Factory • Terry’s of York Head Office • Liquor Factory • Time Office Block <p>The EIA for the existing planning permission states that:</p> <ul style="list-style-type: none"> • Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area. • The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. • In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site. <p>In addition the HIA states that there are limited views at ground level out from the site but various views of the factory can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Fulford Ings, the Racecourse, the Minster and parts of the City Walls as well as the ring-road. Significant internal views also exist.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>Development may potentially impact upon views from nearby areas of the factory and racecourse site. The heights of new builds must be checked so not to detract from the dominance/importance of these landmark structures. Inappropriate development surrounding the factory buildings may detract from their architectural significance. Development will not have a significantly detrimental impact on the open country side character element provided the tree setting is retained Whilst the site does not form part of the rural setting, green buffering to the southern boundary may lessen the impact of the development on the rural edge. However, this should not obscure the factory buildings.</p> <p>Development in this location is likely to have positive and negative effects on the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former industrial site can be enhanced through re-development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>
<p>Summary</p> <p>A significant positive effect has been determined against objective 1 (housing) due to the provision of a substantial number of new dwellings and objective 5 (equality) as a result of the inclusion of affordable housing and access to facilities. No significant negative effects were identified.</p> <p>Objective 3 (education and training) was assessed as a minor positive effect due to the proximity of local primary and secondary school provisions, as was objective 9 (land use) due to the reuse of a previously developed site which requires remediation as a result of land contamination and objective 13 (flooding) due to the low flood risk on site and expected uptake of sustainable drainage systems. A minor negative effect was recorded for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased vehicle movements and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of recreational facilities potential contamination issues and short term noise impacts during construction and objective 4 (jobs) due to the reduction of commercial floorspace available through the inclusion of additional housing, and the provision of a small number of jobs in new community facilities. Objective 6 (transport) was also identified as a mixed effect due to the good transport links and potential increase in local congestion, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as mixed minor positive and negative effects due to potential beneficial and adverse impacts on the conservation area and listed buildings from the completed development and removal of low quality buildings, and improvements to local character combined with impacts on views.</p> <p>A mixed minor positive and neutral effect was determined against objective 8 (biodiversity) due to the limited potential for biodiversity on a brownfield site and the proposed beneficial creation of new habitats.</p> <p>There are uncertainties over the number of houses to be included in the development, the numbers of students and jobs, the level of congestion and the amount of waste generated.</p>			

Key

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

ST17: Nestlé South

Overall assumption:

This site has outline planning permission for a mixed use development to be brought forward within the plan period. Ref: 10/01955/OUTM. Outline proposal for a mixed use development including residential, live/work, residential student accommodation, offices, retail, cafe, assisted living, community centre, gymnasium, creche, and associated car parking, landscaping, highway infrastructure and other ancillary works. This appraisal is to appraise the re-designation of the committed commercial space to housing.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development of Nestle South has existing planning permission for mixed use. Re-designation of the commercial element of the permission for approximately 130 dwellings would provide more dwellings on site which would be positive in the long-term for York. This is a significant re-development of part of the existing factory site in the urban area that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H9) within the Local Plan and should provide around 33 additional affordable units which would also be positive in meeting the city's housing needs. This would be in addition to the affordable housing obtained through the existing planning consent.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities may need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Local facilities should be provided as part of the existing permission, which should ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>The existing permission will provide additional facilities to provide for the growth of population on the site.</i> <p>Uncertainties</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>but may potentially have some short-term adverse impacts in relation to re-provisioning of open space and site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Issues regarding noise and contamination have been dealt with through the outline application for the entire site. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning. The level and type of open space will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The site has a primary school within 800m although the capacity needs to be established. The existing permission includes for the provision of a nursery in addition to an existing nursery within 400m, which would be positive for any residents living on this site. There is no secondary school within walking distance and therefore this would need to be connected via sustainable transport routes.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct and occupy the development. The removal of the commercial element from this scheme may reduce these opportunities in the long-term.</p> <p>It is anticipated that this should have a minor positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Nursery provision to be delivered as part of the existing planning permission.. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The southern half of the Nestle factory received permission for mixed use in 2010. The factory buildings and the site remain vacant. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Wigginton and Haxby Road helping to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive long-term direct effect on this objective although it would reduce the amount of commercial floorspace in this area and as such has been assessed as having a potentially negative effect..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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; 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 	+	<p>existing permission on the site. Based upon the current affordable housing policy, the site would have a target to provide 25% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation. This would complement the mix of housing types already permitted on site including live/work units, student and assisted listed.</p> <p>The scale of the development overall from the existing permission and this new designation of housing would require additional facilities to be considered on site such as convenience and health facilities. There are existing facilities just within 250m on Haxby Road (to the south west of the site) and within 500m to the east of the site, which may also benefit from the large residential development as their viability could be increased. In addition the planning consent includes for local level convenience, community facilities, crèche, gym and cafe. Developing the facilities in tandem with the development would be beneficial to ensure that increased pressure is not placed on existing facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	+ -	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a high frequency bus route and non-frequent bus route directly into the city centre both Wigginton Road adjacent to the western boundary and Haxby Road which runs down the eastern boundary. The site is also within 15 minutes cycle of the train station. Whilst there are existing cycle routes within the vicinity (opposite the west edge of the site), there are none directly on Haxby or Wigginton road connecting to the city centre. New cycle routes and pedestrian footpaths would need to be implemented in order to promote sustainable travel to and from the site. There are good existing pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site has good access to existing facilities on Haxby Road (within 250m) which would be positive for the short-term. The cumulative increase</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>due this uplift in housing numbers would require additional facilities on the site. Facilities are granted in the existing permission but in order to minimise local trips, this should be revisited to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. This site is likely to commence development in post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>future risks and consequences of climate change;</p> <ul style="list-style-type: none"> Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+</p>	<p>solar and solar thermal technologies and medium potential for ground source heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of 	<p style="text-align: center;">O +</p>	<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations and does not connect to any green infrastructure corridors. Sensitive lighting on the development is considered to be required through the existing planning consent to minimise disturbance to species within the area.</p> <p>Given the former factory use of the site, there is an opportunity for enhancement where a scheme to increase biodiversity and connectivity to the wider natural environment could be integrated.</p> <p>Taking into consideration the findings of the EIA accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>green infrastructure and the natural environment;</p> <ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<p>Assumptions</p> <ul style="list-style-type: none"> <i>Biodiversity will improve from the current baseline.</i> <i>The biodiversity value of the site is limited, although it is acknowledged that brownfield sites can have significant biodiversity value.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>Redevelopment of this 7 ha brownfield site is positive for using previously developed land. The planning permission's EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>In the long-term this should have a positive impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Revised Draft Water Resources Management Plan 2013 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 at 0.19Ml/d rising to 106Ml/d in 2039/40. A range of solutions are proposed to meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence and a three groundwater schemes</p> <p>In addition, the scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. The sustainability strategy accompanying a</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term.</p> <p>On balance, this has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency, which are yet to be determined.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and remediation phases is unknown.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 	○	<p>Likely Significant Effects</p> <p>Despite being located outside of the City of York’s City’s Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement’s as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are. The city centre AQMA is within 500m to the south of the site. However, as part of the outline planning permission, air quality work was carried out to assess the cumulative impacts of the operational traffic and energy plant emissions for the Nestle development site. The change in pollutant concentrations for the future operating scenario have been shown to be of ‘small’ or ‘imperceptible’ magnitude (depending on location) and of ‘negligible adverse’ significance for all modelled locations on and surrounding the site. In conclusion, there were no significant air quality impacts. To ensure this is still the case with an increased amount of housing, further air quality assessment would be required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are provided to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>On balance this site is appraised to have a neutral effect subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
13. Minimise flood risk and reduce 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 	+	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC’s Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>flood risk;</p> <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 		<p>for the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The impact on this objective should therefore be significantly positive in the long-term subject to the design and implementation of surface water management strategies.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The EIA accompanying the existing planning permission identified key heritage assets contained in and around the site. The Joseph Rowntree Memorial library (Grade 2 listed) is listed in the statutory list of buildings of special architectural or historic interest. The building is located on the eastern boundary of the site and it introduces a domestic scale to the Haxby Road edge. The special qualities of the Haxby Road side of the site are recognised in a conservation area – “Nestle/Rowntree Factory Conservation Area”- spanning across the main road to include social and cultural buildings of the earlier factory complex. This part of the site is visually accessible from the public highway and the existing planning permission’s intention to open the site out to the general public to provide a new district hub, reinforcing existing facilities such as the theatre, hospital and swimming baths on the east side of the road with a mix of uses on the west side (including convenience retail and café) around a public park.</p> <p>The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) also remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures.</p> <p>The extant industrial buildings on site form an important part of York’s heritage relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The construction of the factory will have had a negative effect on any surviving archaeology. There is no known archaeology on the site but the area was agricultural land until the creation of the factory and therefore pockets of archaeological deposits may survive on site. Further archaeological investigation by watching brief or trial trenching is needed to assess the nature and significance of any remaining archaeological deposits.</p> <p>The impacts of this development are currently assessed as having positive and negative impacts given the current uncertainty over design.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i> • <i>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure the setting and context of development is complementary to the historic assets and new development does not detract from the landmark buildings.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The findings of the EIA for the planning application remain valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	+	-	<p>Likely Significant Effects</p> <p>The HIA concludes that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) also remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures.</p> <p>The extant industrial buildings on site form an important part of York’s heritage/townscape relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; background-color: #90EE90; height: 100px;"></div> <div style="width: 45%; background-color: #FFD700; height: 100px;"></div> </div>	<p>surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The HIA has identified that this site may offer enhancement for the landscape in this area from its redevelopment, particularly in positively contributing to the green infrastructure network in this area including Bootham Stray.</p> <p>Development in this location is likely to have positive and negative effects on the landscape..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former industrial site can be enhanced through re-development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>Significant positive effects were identified for objective 1 (housing) due additional provision of a significant number of new dwellings and the anticipated provision of new facilities, and for objective 5 (equality) as a result of the incorporation of affordable housing and access to local services. No significant negative effects have been identified for the proposed development.</p> <p>A minor positive effect was recorded for objective 9 (land use) as a result of development on a brownfield site in need of remediation and objective 13 (flooding) due to the low flood risk and incorporation of sustainable drainage. Objective 10 (water) was assessed as a minor negative effect as a result of increased pressures on local water resources, as was objective 11 (waste) due to the overall increase in waste generation</p> <p>Objective 2 (health) has been assessed as having a mixed minor positive and negative effect due to access to open space and allotments and short term noise disturbance during construction, as has objective 3 (education and training) due to the proximity of primary and nursery facilities and lack of access to secondary schools. A mixed minor effect was also recorded for objective 4 (jobs) due to the generation of small scale job opportunities on site and short term construction jobs, however the development would result in an overall loss of commercial floorspace. The same effects were also recorded for objective 6 (transport) due to the availability of good sustainable transport links and potential increase in local congestion, objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objectives 14 (cultural heritage) and 15 (landscape) was also assessed as having mixed effects due to the improved visual access to the conservation area and potential negative effects on listed buildings, and impacts on views and the heritage townscape.</p> <p>A mixed minor positive and neutral effect was recorded for objective 8 (biodiversity) due to the limited potential for biodiversity on site and the opportunities for enhancement schemes. Objective 12 (air quality) was assessed as a neutral effect due to the anticipated limited impacts on air quality due to the expected uptake of sustainable transport.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated, flood risk and incorporation of sustainable drainage systems.</p>			

Key

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

ST18: North of Monks Cross

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> 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>0</p>	<p>Likely Significant Effects</p> <p>As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development of the proposed site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to a variety of open space within proximity of which would help to promote healthy lifestyles.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to open space to maximise accessibility and health benefits, particularly connected to the potential new residential allocation adjacent to the northern</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64/A1237. Initial investigations undertaken on behalf of the site promoter have found that the major noise source affecting the site is road traffic, both from the A1237 York ring road, and also from the Monks Cross Link road. Some noise from the operation of the industrial units was also present at areas close to the boundary with the Monks Cross development, although this was at a much lower level than the noise due to road traffic at locations close to the roads. The assessment has shown that noise decreases westwards across the site. Using the noise assessments closest to the main sources of noise has identified that mitigation in relation to buildings standards may be necessary to ensure</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>safety and security for residents;</p> <ul style="list-style-type: none"> • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p style="text-align: center;"> </p>	<p>there is not an adverse impact on health. The combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be assessed.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts from site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Outcomes of contamination and noise assessments should be updated in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>An initial noise assessment has been undertaken on behalf of the site promoters.</i> • <i>Understanding of open space and pedestrian/cycle route provision is taken from the emerging masterplan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Noise levels at the development should not exceed those noted above..</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. employment practices in the companies that construct the development.</p> <p>There may also be longer term training opportunities available at the businesses on the completed development, although their extent and precise nature will be dependent on the businesses that locate at the employment.</p> <p>There are no nursery provisions within 800m of the development.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of skill enhancement and employment opportunities is not certain.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development is expected to generate 5,300 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success.</p> <p>There are several options for sustainable travel to the development, which would promote low carbon commuting and travel, including frequent and non-frequent buses routes and cycle/pedestrian links.</p> <p>As this is an urban extension to an existing commercial area, the nature and scale of businesses at the site would need to complement and be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
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; 	+ +	<p>Likely Significant Effects</p> <p>The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes within 400m of the site, a Park and Ride stop within 400m of part of the site, and a cycle route on or adjacent to the development. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic flows onto the Monks Cross link and from the ring-road (A1237/A64). The likely increase in traffic is expected to exacerbate the peak hour congestion. Additional impacts on the strategic road network would require consideration by the Highways Agency and may require enhancements to mitigate any identified effects.</p> <p>As a result, this has been assessed as a mixed significant positive and minor negative effect on this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve congestion. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: green; margin-right: 5px;"></div> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></div> </div>	<p>Mitigation</p> <ul style="list-style-type: none"> <i>Further detailed transport assessment is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of sustainable transport to the development is not certain.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px; text-align: center;">+</div> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px; text-align: center;">-</div> </div>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials.</p> <p>Once occupied, an increase in energy consumption in from the employment site is also expected to contribute to an increase in greenhouse gas emissions. Additional non-sustainable journeys made by site users would also contribute to increased emissions in the longer term. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. BREEAM standards could be used to minimise impacts from any development. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation is currently uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The scale of effects as a consequence of occupation is unknown.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland comprising large fields interspersed with hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. However, the site is adjacent to a Candidate SINC to the west. 'New Lane Meadows' is an area of neutral grassland. This is identified as a priority habitat within the Biodiversity Action Plan and therefore needs to be considered appropriately within ongoing masterplanning. Typically this site is species-rich grassland on better drained soils occurs mainly in small enclosed fields in the City of York, often bearing the ridge-and-furrow imprint of pre-enclosure cultivation. The characteristic plant community is MG4 which is characterised by the presence of Greater Burnet (<i>Sanguisorba officinalis</i>) and Meadow Foxtail but also support many other species. These areas would need to be considered sensitively in ongoing masterplanning to ensure that adverse effects are avoided.</p> <p>This area of York also has a number of ponds with known populations of Great Crested Newts. The populations of GNCs would be need to taken into consideration within any site design to ensure that the integrity of their environment can be maintained.</p> <p>A linear wildlife corridor has also been created surrounding the existing Monks cross development which would need to be maintained in relation to development. Land to the west, not identified in the boundary of the site, is proposed for ecological enhancement, recreation and drainage mitigation. This would offer enhancement opportunities.</p> <p>In addition, initial ecology evidence gathered on behalf of the site promoter has identified:</p> <ul style="list-style-type: none"> Neutral grassland occupies approximately two thirds of the application site, the majority of which has at one point been subjected to some degree of agricultural improvement. Grassland in the site is nearly all species poor either through agricultural improvement or cessation of grazing leading to domination of coarse grasses. The site supports a strong network of low to moderately diverse hedgerows, eleven of which can be defined as 'Important' under the Hedgerows Regulations 1997. Due to the presence of many well connected ponds both on and surrounding the site, combined with the knowledge that great crested newt populations are present in the area, survey was undertaken for GNCs. The results demonstrate that there is a small population of great crested newt present in two ponds on site with the discovery of eggs confirming that they are actively breeding. The immediate area contains good terrestrial habitat. The buildings to the north are assessed as having either very limited or no bat roost potential. Many of the mature trees, however, have been found to support features with bat roost potential, such as cavities, split limbs and woodpecker holes. The vast majority of the site is considered to be of low importance to foraging bats. In addition the hedgerow network and mature trees represent a well-connected corridor through the site, which presents opportunities for localised foraging/commuting. Further survey revealed that Bat activity across the site was generally low, associated with common species and largely centred around a single farm track which runs off Garth Road. A small common

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>pipistrelle roost was found within a tree located within a hedgerow in this location.</p> <ul style="list-style-type: none"> • A breeding bird survey carried out revealed that a total of 47 species were recorded during the breeding bird survey. Of these, none were listed on Schedule 1 of the Wildlife and Countryside Act 1981, thirteen were listed on the UK Biodiversity Action Plan and/or the UK Red List and a further eight were listed on the UK Amber List. Though not recorded during the Ornithological registration mapping a barn owl roost is found on site and barn owls are thought to have bred on site in owl boxes the past. • The risk of reptiles occurring on site is considered to be very low and no further survey or precaution is deemed necessary in support of this. • A small amount of suitable water vole habitat is present on site in the form of ponds and drainage ditches; however these are small in extent and isolated from each other by pasture and arable fields. • Due to a lack of intensive management and structural complexity, some of the habitats on site, such as the rough grassland and ponds have the potential to support notable assemblages of invertebrates. Further survey work is ongoing to identify the invertebrate populations. <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>Preliminary masterplanning has integrated greenspace to the western edge of the site to provide a degree of separation to the existing Candidate SINC. It has also identified to the east of the site swales with accessible pathways for recreation as well as ecological and drainage mitigation as part of a comprehensive landscape plan.</p> <p>This site has a number of species and landscape features which need to be carefully considered and mitigated through masterplanning. For this reason the site has scored negative impacts as the scale of effects would be subject to implementation and successful mitigation, as agreed by CYC.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i> • <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i> • <i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <i>Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. Further ground investigations should be undertaken to confirm this.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation and scale of allotments provision is currently uncertain.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>An increase in commercial activity will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP,</p>

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

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			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
<p>12. Improve air quality.</p>	<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>-</p>	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Monks Cross Link and North Lane. Existing air quality monitoring in this area suggests that of nitrous gases and particulates are below levels which are at risk of being exceeded. Mitigation measures are suggested to include sustainable travel planning and education to minimise the amount of vehicles trips from the site. It is concluded that there is anticipated to be risks in relation to air quality but that further evaluation is needed following further transport modelling.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<i>the site.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Initial flood risk and drainage assessment undertaken on behalf of the site promoter has identified</p> <ul style="list-style-type: none"> • East Huntington culvert, a 1500mm via culverted watercourse, crosses the site from west to east, ultimately connecting off site with Pigeon Cote Dike and Shaws Dike. The IDB have stated that a 9m easement would be required either side of this, subject to further survey; • Ground conditions may not be suitable for infiltration SuDS. Further work is required to confirm ground conditions; • SuDS opportunities include storage basins and swales to be within the land east of Monks Cross Link, with a restricted discharge to the Sow Dike watercourse system. Treatment trains to be incorporated into the SuDS systems. <p>Provision of surface water attenuation and restriction to the equivalent greenfield runoff rates should mean that there are no adverse residual effects. Provision of surface water attenuation in above ground SuDS features will provide a beneficial residual effect in terms of the amenity and bio-diversity value of the area.</p> <p>This has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Ongoing flood risk management planning is undertaken and fed into the masterplan of the site. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water. Flood risk and surface water management is agreed with CYC and associated bodies, where applicable. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>O -</p>	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site but the HIA has identified non designated landscape features exist across the site including the potential medieval ridge and furrow. The ridge and furrow may protect earlier landscape features lying beneath it. The former line of the railway from York to Beverley also crossed the site.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has low archaeological potential. Results of the geophysical survey did not reveal significant anomalies but did confirm medieval farming practices, although ridge and furrow earthworks, where they survive, are of low quality, being largely levelled through more recent ploughing. The HIA states that further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space. In addition, the former railway line should be revealed, if possible.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to compactness and landscape and setting. Whilst this site is located within the inner ring-road to would expand the urban boundary outwards, which would increase the distance from the city centre to the edge of the urban area. However, this is situated adjacent to the existing Monks Cross commercial centre and offers the opportunity to extend the character of this or create its own identity.</p> <p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development. Ridge and furrow should be preserved where well preserved. <p>Assumptions</p> <ul style="list-style-type: none"> Archaeological assessment referenced has been undertaken on behalf of the site promoters. Intrusive archaeology should be undertaken as part of the emerging masterplanning process and as agreed with CYC.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>O -</p>	<p>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. This area contributes to the rural setting of Huntington and York but is not designated within the historic character and setting study looking at the purposes of the Green Belt. In order to mitigate this, as much of the inherited landscape characteristics should be retained within any design proposal, e.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible. The site also needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the eastern boundary and to the west to retain the setting of Huntington Village. It would also be preferable for the proposed development to be reduced in the north-eastern corner to the line of North Lane to set back development and create a gap between the development area and the ring road.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters to feed into masterplanning. Opportunities and landscape principles identified for the site should include:</p> <ul style="list-style-type: none"> The retention / enhancement of existing features on the site including trees, hedgerows and evidence of historic ridge and furrow systems. Opportunities for other landscape features from the wider area to be incorporated into the proposed development include: existing settlement patterns of linear villages with buildings set back behind wide grass verges and village greens, and, introduction of wetland to alleviate flood risk and provide additional habitats. Setting building lines back to allow for grass verges along the streets. Low scale development with a strong landscape structure would be sensitive to the surrounding village character, including Huntington Village conservation area. Green infrastructure corridors to provide wildlife habitat and movement corridors and a transition from the urban area to the surrounding rural land. Introduce a network of green infrastructure to contribute to the sense of place as urban / rural fringe and provide a transition between

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>the built up townscape and the rural areas.</p> <ul style="list-style-type: none"> • Reflect traditional field patterns in the masterplan layout where possible. • Introduce wetland habitats to contribute to flood attenuation, landscape character and habitat value of agricultural fields. • Provide pedestrian and cycle links, connecting to the surrounding network including a link to Monks Cross Retail Park and to Huntington village. <p>All of these principles have been used to inform the emerging masterplanning of the site and their implementation may reduce negative impacts from development.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This site has been appraised to have a minor negative or neutral impact depending on the implementation of mitigation and treatment of the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i> • <i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage. The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.

Summary

Objective 4 (jobs) has been assessed as a significant positive effect due to the generation of over 5,000 new jobs. A significant positive effect was also recorded against objective 6 (transport) due to the accessibility by sustainable modes of transport. Objective 9 (land use) was identified as a significant minor effect due to the loss of classified agricultural land.

Objective 13 (flooding) was recorded as a minor positive effect due to the low flood risk and expected uptake of sustainable drainage on site. A minor negative effect was recorded against objective 6 due to the expected increase in traffic and peak hour congestion, objective 8 (biodiversity) due to potential impacts on a number of species, objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.

A mixed minor positive and negative effect has been identified for objective 2 (health) due to access to open space and promotion of walking and cycling and long term noise impacts from the development, and for objective 3 (education and training) due to the generation of training opportunities at the new businesses and the lack of nursery provision. A mixed effect was recorded for objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the industrial usage.

A mixed minor negative and neutral effect was identified for objectives 14 (cultural heritage) and 15 (landscape) due to the low archaeological potential on site, and potential impacts on compactness, landscape and setting.

A neutral effect has been recorded against objective 1 (housing) and 5 (equality) as the site will not include housing or facilities.

There are uncertainties over the number of construction jobs generated, uptake of sustainable transport, the amount of waste generated and the impact on views.

Key

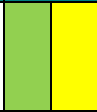


Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative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

ST20: Castle Piccadilly

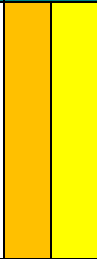


SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and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

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<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. 			<p>ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Development would need to minimise effects on air quality and mitigate noise to avoid effects on peoples health and well-being. <p>Assumptions</p> <ul style="list-style-type: none"> n/a. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of openspace will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. Provision for education would only be relevant should a proportion of the site come forward for development. The site is within proximity of a number of primary schools, one of which is within 400m of the wider site boundary, which is positive for this objective although capacity would need to be established.</p> <p>The site is within proximity of a number of primary schools which is positive for this objective.</p> <p>Mixed use development of this site is likely to provide long-term jobs on site in the long-term. There would also be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a. <p>Uncertainties</p> <ul style="list-style-type: none"> The type and scale of uses to be brought forward for development. The level of demand which may arise for school places as a result of any residential development.

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>++</p> 	<p>Likely Significant Effects</p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site has access to both frequent and non-frequent routes going to a variety of locations into and out of York, which could be used without further infrastructure improvements. This includes 4 park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York.. In addition the train station is within 10 minutes walk which means that, for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the city centre making this a highly sustainable and accessible location.</p> <p>As part of the redevelopment access by car may become limited. This would have positive effects on congestion within the city centre. Some parking would need to be retained for people with accessibility issues.</p> <p>This site has been identified to a significant positive on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as a result of this development and as a result of its occupation. The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, 	<p>+</p> 	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is likely to not incur significant additional trips. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>low and zero carbon technologies;</p> <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. 		<p>ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. This site is likely to commence development post-2016 and therefore will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy and through ensuring access via sustainable transport modes..</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Any residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of effects as a consequence of occupation is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; 	<p>- ?</p>	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>This is a brownfield site in the city centre which is currently likely to have limited biodiversity assets on the area of hardstanding. However, the River Foss crosses from north to south through the site and is considered as a Regional Green Corridor as well as a Site of Local Interest. Any development would need to ensure this is sensitively included within any masterplanning for the site. The Biodiversity Action Plan (2013) states that the river itself has quite high nutrient levels whilst its floristic diversity is limited and has declined, it is still important for the movement of wildlife into the urban area. It is particularly important for otter and water vole and is also likely to be significant for bats. There may be opportunities for enhancement in this location prior to the rivers confluence with the River Ouse.</p> <p>Further evidence would be required to more fully determine impacts on biodiversity and therefore this site is scored as uncertain and potential negative.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Mitigation</p> <ul style="list-style-type: none"> N/a <p>Assumptions</p> <ul style="list-style-type: none"> N/a <p>Uncertainties</p> <ul style="list-style-type: none"> The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">++</p> 	<p>Likely Significant Effects</p> <p>This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective.</p> <p>The site has been used for a range of purposes and there is therefore a risk of land contamination. Further ground investigations would be required to establish this.</p> <p>This site is scored as significantly positive due to the sites brownfield land status and the potential for regeneration to remediate any contamination on site.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full ground conditions survey will be required. <p>Assumptions</p> <ul style="list-style-type: none"> The terms and outcomes of any survey will be in discussion with appropriate officers at CYC. <p>Uncertainties</p> <ul style="list-style-type: none"> Ground conditions are unknown without further investigation.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p> 	<p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Given that the River Foss runs through the middle of this site and there are identified ecological benefits connected with this, any future proposals would need to ensure that there are no adverse effects to the river.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
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 style="text-align: center;">- +</p>	<p>Likely Significant Effects</p> <p>The site is within the City Centre AQMA. Development in this location would need to ensure no adverse effects to air quality through its redevelopment. Redevelopment of this site may have a positive outcome for this given that it has existing access to facilities and sustainable transport provision within a short-distance enabling people to use alternatives to care.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of occupants in the long-term.</p> <p>Overall the impact of this site could be positive and negative impacts.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> 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>Likely Significant Effects</p> <p>This incorporates high flood risk areas to the eastern side of the river (Flood zone 3a) and predominantly zone 1 to the western of the River Foss. The SFRA (2013) sets out that suitable development for flood zone 3a includes some commercial uses as being water compatible in this location. Other uses may be subject to an exceptions test.</p> <p>Given that this is a brownfield site, surface water runoff rates for developments in this zone should be, where practicable, restricted to either existing run-off rates or would need to be based on 140 l/s/ha, in accordance with The Building Regulations 2007, Part H.3, with a reduction of 30% in runoff.</p> <p>A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as minor negative due to small areas of high flood risk and work is ongoing to identify drainage solutions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water.</i> <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage 	- ?	<p>Likely Significant Effects</p> <p>This site is adjacent to significant designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include Clifford's Tower (SAM), The Eye of York/ Castle Museum and Fairfax House (Grade 1 listed building). The city centre location for this site also means that there are other significant heritage assets within close proximity including medieval and 18th century buildings and it sits within a designated area of archaeological importance (AAI). The setting of these heritage assets will be important when considering any regeneration of the site. The HIA confirms that:</p> <ul style="list-style-type: none"> There are views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) identified in York Historic Core Character Area Appraisal (YHCCAA Key View 15 and 16). There are also local views across the Eye of York area of Clifford's Tower and River Foss. Inappropriate development may restrict or remove existing views causing harm to the setting of area within the historic core. Where this may impact upon key views the threat becomes more significant. Opportunities from

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Topic Paper.		<p>development of this site are also identified should regeneration reveal new views of the River Foss and the Castle area from Piccadilly.</p> <ul style="list-style-type: none"> • Inappropriate development may detract from the most significant buildings in the area. The buildings of highest significance in this area are protected through listing. However, re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general. Development should be sympathetic in scale and material to buildings of significance. Sympathetic styles, scale, material and appropriate layout of new builds required in relation to listed and scheduled monuments. • Potential loss of 20th century buildings on Piccadilly will remove an element of the architectural legacy in this area. New buildings will add to legacy and there is therefore an opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific. • Archaeological investigations have revealed a wealth of features and deposits across this site dating from the Roman period to present day, in addition to the visible heritage assets in the area. There is the potential for further archaeological deposits to remain in undisturbed pockets of land across the site. This area is also York's most significant in terms of Anglian (potential) and Anglo- Scandinavian archaeology. Extensive remains of the settlement of Jorvik were excavated during the re-development of the Coppergate area (included within the boundary of this opportunity area). This provided the basis for one of York's biggest tourist attractions – The Jorvik Viking Centre. Any development in this area has the potential to have a negative impact upon archaeological deposits. Non-intrusive archaeological investigation and analysis of previous investigations should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. Appropriate archaeological investigation such as trial trenching will be needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies. <p>On balance there is potential for this site to have significant negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both negative and uncertain effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>N/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Further analysis is required to understand the specific views into/out of the site.</i> • <i>Further understanding of the archaeology of the site need to be undertaken prior to regeneration.</i> • <i>Types of uses and their scale/massing are currently unknown.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>This area of the city offers a rich and diverse townscape of historic value. The Heritage Impact Assessment concludes that regeneration of this area has the potential to both harm and improve this urban landscape.</p> <p>The west side of the opportunity area offers significant heritage assets and landmark monuments as well as existing 20th century retail. There are small squares as the one created by the Coppergate centre and the much grander Eye of York. In contrast Piccadilly is a broad, generally straight street leading towards Parliament Street (centre of the city) from the Fishergate area outside of the city walls comprising primarily of retail frontages although one of its key features is the Grade 1 list Merchant Adventurers Hall. Whilst they are slightly different in character, the whole site offers a mixture of 20th century industrial and commercial buildings alongside medieval buildings, ancient monuments and 18th century civic buildings. The most historic of these buildings adjacent are listed and will therefore remain as part of any re-development. Inappropriately scaled buildings or poor architecture may threaten this element to urban form and large scale re-development may result in the loss of some of the rich townscape element.</p> <p>A number of opportunities for this area have been identified which may help enhance the landscape in comparison to the existing baseline:</p> <ul style="list-style-type: none"> • Elements of the industrial past of this area could be represented in the new development; • Opportunity to improve Piccadilly through tree-planting and public realm enhancement • Opportunity to re-vamp the squares in this area in particular the one formed by the Coppergate centre. • Opportunity to create good quality shop fronts to modern buildings. • Opportunity to strengthen this element of urban form using strong architecture at the right scale. • Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate. • Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area. • Opportunity to increase public access to the river. <p>On balance, there are likely to be both positive and negative effects through the regeneration of this character area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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Summary

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

A minor positive effect has been determined against objective 1 (housing) since residential development would be supported as part of a mixed use city centre development. However this positive affect is based upon a presumption that residential development will come forward as part of the proposals. Positive effects have also been identified against SA Objective objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development, and objective 13 (flooding) due to the flood risk on site.

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




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

Key

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




ST21: York Designer Outlet (Leisure Allocation)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>0</p>	<p>Likely Significant Effects</p> <p>As a leisure site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / multi-functional openspace; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>There is access to existing open space at the development which would help to promote outdoor leisure activities and a healthier lifestyle. The inclusion of cycle and pedestrian routes to the development would also help to support an active lifestyle.</p> <p>The development would take place on the existing site of the York Designer Outlet, so there is the potential to cause short term noise disturbance during construction for employees and users of the Designer Outlet stores. A small number of residential properties are located adjacent to the Designer Outlet site which may also experience disturbance.</p> <p>In the longer term, health risks from additional noise disturbance are not anticipated, however an assessment of the impact of any additional vehicle movements on the noise levels would need to be performed.</p> <p>There are no healthcare facilities within 800m of the site. It is assumed that any potential land contamination issues would have been remediated as part of the Designer Outlet development.</p> <p>Overall a mixed minor positive and negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of the impact of vehicle noise should be undertaken.</i> • <i>Open space and pedestrian and cycle routes should be included in the development.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>There are also expected to be longer term opportunities for employees of the new leisure facilities to undertake training and development skills.</p> <p>There are no nurseries present within 800m of the site.</p> <p>Due to the skills and training opportunities provided, this has been assessed as a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of skill enhancement and employment opportunities is not certain.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>Likely Significant Effects</p> <p>The development is expected to deliver both short and long term employment opportunities. Temporary jobs at the development would be generated through the construction period. In the long term, the new leisure facilities including hotel and cinema are expected to create jobs and help promote the local economy. The inclusion of new facilities such as a cinema may also attract more users to the existing Designer Outlet stores, further supporting business success and economic growth.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the York city centre, to ensure that the development does not detract from the city centre.</p> <p>There are several options for sustainable travel to the development, which would promote low carbon</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>commuting and travel. Overall this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of long term jobs to be generated at the development is uncertain. • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	+	<p>Likely Significant Effects</p> <p>New leisure facilities such as a cinema are proposed for the site, which is highly accessible by road or public transport. This would contribute towards the provision of accessible facilities for the local population.</p> <p>There will be no housing provision as part of the development.</p> <p>This has been assessed as a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The facilities provided will be subject to masterplanning and occupation following development.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes within 400m of the site, a Park and Ride stop within 400m of part of the site, and a cycle route on or adjacent to the development. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The development may also generate additional car journeys which could result in additional peak hour traffic follow onto sections of the A19 that are already congested. The likely increase in traffic is expected to exacerbate the peak hour congestion. Additional impacts on the strategic road network would require consideration by the Highways Agency.</p> <p>As a result, this has been assessed as a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further detailed transport assessment is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The uptake of sustainable transport to the development is not certain.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in from the leisure site is also expected to contribute to an increase in greenhouse gas emissions. Additional non-sustainable journeys made by site users would also contribute to increased emissions in the longer term.</p> <p>There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to the site are uncertain. The scale of renewable energy feasible on site is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>The Naburn Marsh SSSI is located within 500m of the development, which is a nationally designated site. The site was designated as it comprises of nationally rare flood meadows and swamp. As such, consideration of site drainage is important to ensure that the site does not suffer detrimental effects from the development.</p> <p>A locally important Area of Local Nature Conservation Interest is also located within the proposed development area. There are no internationally important sites in the vicinity of the development.</p> <p>As a result of potential effects on protected areas, a minor negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Expert advice may need to be sought with regard to the SSSI and breeding waders. An ecological survey and any required mitigation should be undertaken. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		<p>Likely Significant Effects</p> <p>The site has already undergone development as the York Designer Outlet. Further use of previously developed land would have a significant benefit in terms of using land resources efficiently.</p> <p>As a brownfield site, the protection of agricultural land and allotments are not applicable for this development.</p> <p>It is assumed that any historic contamination previously present at the site would have been remediated as part of the Designer Outlet construction process. No further contamination is anticipated as a result of the current usage, however a land quality assessment may be required.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Overall this has been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of current land quality may be necessary prior to construction.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that any historic contamination would have been remediated as part of the previous development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 		<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development.</p> <p>Leisure facilities such as a hotel on site have the potential to increase the demand on water resources, which may result in a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
<p>12. Improve air quality.</p>	<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; 	<p>-</p>	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion. The impacts on the A19 Fulford Road corridor which forms part of an Air Quality Management Area should be determined, as this area may be at risk from a reduction in air quality.</p> <p>All reasonable efforts to reduce emissions from the site must be made, including the promotion and incentivisation of low emissions vehicles and fuels.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments. Low emission vehicles and fuels should be promoted and incentivised. The operation of electric buses from the site and Park and Ride should be explored. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain..
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>-</p>	<p>Likely Significant Effects</p> <p>The site is located in an area of flood zone 2, which has a probably of flooding from rivers of 0.1% - 1% in any one year.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk.</p> <p>This has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>0</p>	<p>Likely Significant Effects</p> <p>The site comprises of a developed out of town retail area, located outside of the ring road on the fringes of Fulford. Small scale expansion of the outlet would not have a significant detrimental impact on compactness.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings would have a detrimental impact upon existing surrounding properties to ensure an appropriate scale is maintained.</p> <p>This site is situated close to Bishopthorpe and Middlethorpe Conservation Areas, however development is not expected to have any impact on the neighbouring conservation areas due to distance between the site and sensitive areas.</p> <p>This site has produced some evidence for prehistoric/Romano-British activity. Further field systems and settlements are known in the local area and the Battle of Fulford may have taken place in the vicinity of the site. However, the previous construction projects on the site will have had an adverse impact on any remaining archaeological deposits.</p> <p>This is therefore assessed as having a neutral effect on this objective, with the potential for a minor negative effect if any previously undisturbed archaeological remains were identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i> <i>Further information is required on the proposed architectural design.</i> <i>Avoid enlarging site to the north and north-west where it would meet the ring road and Fulford to maintain compactness.</i> <i>Appropriate archaeological investigation such as trial trenching and/or a watching brief is needed to assess the nature and significance of any archaeological deposits on site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether significant archaeology is still present on site.</i> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>


SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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	<p>Likely Significant Effects</p> <p>Due to the previous retail development on site, further expansion of leisure facilities are not expected to have any effects on views and landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect was recorded against objective 4 (jobs) due to the generation of short term construction jobs and longer term employment opportunities in the new leisure facilities. Objective 6 (transport) also had a significant positive effect as a result of the sustainable travel options to the development, as did objective 9 (land use) due to the development of a brownfield site. No significant negative effects were identified.</p> <p>Objective 3 (education and training) was assessed as a minor positive effect due to the short term enhancement of trade skills and longer term training opportunities at the new development. A minor positive effect was also recorded against objective 5 (equality) due to the increased availability of accessible facilities.</p> <p>A minor negative effect was recorded against objective 6 due to the additional congestion that is anticipated as a result of the development and objective 8 (biodiversity) due to the proximity of protected ecological areas. Minor negative effects were also identified for objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation, objective 12 (air quality) due to local congestion causing a potential decline in air quality, and objective 13 (flooding) due to the moderate level of flood risk. A mixed neutral effect with the potential for a minor negative effect was recorded against 14 (cultural heritage) due to the lack of impact on heritage assets and setting, and the expectation that archaeological features on site have already been destroyed through previous development, but should any features still be present a minor negative effect may arise.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the promotion of outdoor activities through access to open space and the short term noise disturbance during construction, objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions.</p> <p>A neutral effect was recorded against objective 1 (housing) and objective 15 (landscape).</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of jobs to be generated and the condition of archaeological features on site.</p>			

Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect

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

ST25: Land to the south of the Designer Outlet

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>0</p>		<p>Likely Significant Effects</p> <p>As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>There is access to existing open space at the development which would help support the promotion of outdoor leisure activities and a healthier lifestyle. The inclusion of cycle and pedestrian routes to and within the development would help to support an active lifestyle.</p> <p>The site is located immediately south of the existing designer outlet and there are also a small number of residential properties within or near to the development site. There is the potential for short and longer term noise disturbance and loss of amenity for these receptors. This includes potential long term noise from industrial operations and vehicles, and an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be undertaken.</p> <p>There are no healthcare facilities within 800m of the site and no noted concerns regarding land contamination.</p> <p>Overall this has been assessed as a mixed minor positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of the impact of vehicle noise would be required.</i> • <i>Open space and pedestrian and cycle routes should be included in the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development.</p> <p>There are no nursery provisions within 800m of the development.</p> <p>Overall this has been assessed as a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of skill enhancement and employment opportunities is not certain.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development is expected to generate 377 – 1,320 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success.</p> <p>There are several options for sustainable travel to the development, which would promote low carbon commuting and travel.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
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	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
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. 	<div style="display: flex; justify-content: space-around;"> ++ - </div>	<p>Likely Significant Effects</p> <p>The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes within 400m of the site, a Park and Ride stop within 400m of part of the site, and a cycle route on or adjacent to the development. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto sections of the A19 that are already congested. The likely increase in traffic is expected to exacerbate the peak hour congestion. Additional impacts on the strategic road network would require consideration by the Highways Agency.</p> <p>As a result, this has been assessed as a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further detailed transport assessment is required.</i>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	-	<p>Likely Significant Effects</p> <p>The Naburn Marsh SSSI is located within 500m of the development, which is a nationally designated site. The site was designated as it comprises of nationally rare flood meadows and swamp. As such, consideration of site drainage is important to ensure that the site does not suffer detrimental effects from the development.</p> <p>A locally important Area of Local Nature Conservation Interest is also located adjacent to the proposed development area. There are no internationally important sites in the vicinity of the development.</p> <p>The site itself is an area of improved grassland with the potential for ecological interest. Development would result in the potential loss of habitats and green infrastructure.</p> <p>As a result, a minor negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Expert advice may need to be sought with regard to the SSSI and breeding waders.</i> • <i>An ecological survey and any required mitigation should be undertaken.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The site is an area of grade 2 and 3 greenfield land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of ground conditions and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Any identified ground contamination would be remediated prior to completion of the</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>development.</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development.</p> <p>Industrial users on site have the potential to increase the demand on water resources, which may result in a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and any possible remediation is unknown.</i>
<p>12. Improve air quality.</p>	<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>-</p>	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion. The impacts on the A19 Fulford Road corridor which forms part of an Air Quality Management Area should be determined, as this area may be at risk from a reduction in air quality.</p> <p>All reasonable efforts to reduce emissions from the site must be made, including the promotion and incentivisation of low emissions vehicles and fuels.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments.</i> <i>Low emission vehicles and fuels should be promoted and incentivised.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The operation of electric buses from the site and Park and Ride should be explored. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>--</p>	<p>Likely Significant Effects</p> <p>The site is located in an area of flood zone 2 and 3a, so it includes an area at high risk of flooding. Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a greenfield site, runoff rates must not exceed 1.4l/sec/ha.</p> <p>As a result of the high flood risk, this has been assessed as a significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Ridge and furrow in unknown condition has been recorded across part of the site. Prehistoric/Romano-British field systems and settlements are known in the area, and the Battle of Fulford may have taken place in the vicinity. Additionally, Acres House (now Acres Farm) is shown on the First Edition OS plan 1852.</p> <p>Development of the site has the potential for a negative impact on any surviving archaeological deposits or landscape features remaining on site.</p> <p>Development of the site would also result detrimental effects on the historic character and setting of the city due to the loss of a green wedge, and the creation of a more commercial setting for local villages.</p> <p>Inappropriate scale or low quality architecture and craftsmanship has the potential for a negative effect on the architectural legacy of York in general.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> It is important for the design to enhance particular elements of the strong urban form characteristic. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale and condition of archaeological and heritage assets present on site is uncertain. The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The site falls within an extended green wedge identified as contributing to the historic character and setting of the city. Development here would remove part of this wedge which would have a detrimental effect on the setting of the city and Fulford.</p> <p>Development may create a commercial/urban setting to the village of Fulford and impact the setting of Bishopthorpe. However, the close proximity to the Designer Outlet means that there would be a limited impact on the rural setting viewed from the ring road. The character of this area has already changed through the development of the Designer Outlet as well reducing impacts of a totally new development.</p> <p>In general the site will need to implement high quality design within any masterplanning to ensure that there is a positive effect on architectural design. A poor design or quality of building/craftsmanship could have a minor harm effect on York in general. There are opportunities for design to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity.</p> <p>.</p> <p>Overall a minor negative effect is expected against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape analysis and mitigating measures are required. <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect was identified for objective 4 (jobs) due to the generation of short term construction jobs and long term employment opportunities on the development. A significant positive effect was also recorded for objective 6 (transport) due to the sustainable travel opportunities from the site. Objective 9 (land use) has been assessed as having a significant negative effect due to the loss of greenfield agricultural land, as has objective 13 (flooding) due to the high flood risk on site.</p> <p>A minor positive effect was determined against objective 3 (education and training) due to the enhancement of trade skills and the potential for training opportunities on the development.</p> <p>A minor negative effect was recorded against objective 6 due to the anticipated peak time congestion on the A19. Objective 8 (biodiversity) was assessed as having a minor negative effect due to the proximity of a SSSI and the presence of a locally important conservation site on the proposed development area. A minor negative effect was recorded against objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation and objective 12 (air quality) due to local congestion causing a potential decline in air quality. Objectives 14 (cultural heritage) and 15 (landscape) were also determined as minor negative effects due to the presence of archaeological features on site and the potential for detrimental effects on local character and setting.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the access to open space from the development and the potential noise impacts from the site on adjacent receptors. A mixed minor effect was also recorded against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>No effects were identified against objective 1 (housing) and objective 5 (equality).</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of construction jobs to be generated and the condition of archaeological features on site.</p>			

Key

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

--	The policy is likely to have a significant negative effect
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ST26: South of Airfield Business Park

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • 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	<p>Likely Significant Effects</p> <p>The site south of Elvington Airfield is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
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. 	-	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There is no access to doctors within 800m of the site.</p> <p>A geoenvironmental report produced on behalf of the application has identified that Plots B, F and York Mallings contain no significant hydrocarbon contamination and no sources of contamination were encountered. A programme of gas monitoring is underway and this will inform the preparation of a gas risk assessment report.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park. It is anticipated that a minor negative effect will arise on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A noise assessment and strategy would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>That the contaminated land assessment relates to the extent of land proposed for allocation.</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> n/a
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development is expected to generate 434-1520 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success.</p> <p>It is considered that the range of uses proposed for this site (B1b/B1c/B2/B8) will not detract from the city centre.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain</i></p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<i>and will be dependent upon the works on-site.</i>
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	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
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>Likely Significant Effects</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration.</p> <p>There is no access to frequent or non-frequent bus routes in vicinity of this site. It is considered that there are limited public transport options to enable a modal shift enough to minimise use of the car. Pedestrian links and cycle routes are also limited.</p> <p>As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>A significant negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> • <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>showers should be incorporated into the design.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	<p>--</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. Additional impacts on the road network would require consideration.</p> <p>The site is identified as being remote from bus routes (both frequent and infrequent) and cycle paths. As such it is anticipated that there will be a reliance upon travelling to the site by private car. A significant negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> • <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i> • <i>The scale of renewable energy feasible on site is uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The proposed development site is located in proximity to Brinkworth Rush Site of Importance for Nature Conservation (SINCs). The promoter of the site has had an ecological survey undertaken which has identified that part of the SINC is of city-wide nature conservation importance of its species-rich neutral grassland and fen meadow.</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not be a permanent effect.</p> <p>The developer has identified that a survey in 2008 recorded an exceptional population of great crested newts occurring within ponds surrounding the business park. An amphibian survey has identified that a license is likely to be required from Natural England to ensure that any development has no adverse effects upon the population of great crested newts. The survey recommends mitigation measures including the creation of ponds and terrestrial habitat to maintain and potentially enhance the population of great crested newts.</p> <p>A badger survey undertaken in 2005 identified that the nearest sett on site was remote from any development proposals. It is anticipated that this assessment will need to be updated to support any future planning application submission for the site.</p> <p>To the north of the site is Elvington Airfield which is a SINC/candidate SINC in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna (designated) and for birds (candidate), both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl.</p> <p>As such, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maintain the integrity of the SINC appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i> • <i>The phasing of the development should take account of lifecycles of key species on site and in the adjacent protected areas.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>That the mitigation measures identified within the amphibian survey are adopted.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> That there will be no direct or indirect effects upon existing or proposed nature conservation sites. <p>Uncertainties</p> <ul style="list-style-type: none"> The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The site is an area of grade 3 agricultural land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of gas monitoring and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A gas risk assessment should be produced to support a planning application. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption. However the overall increase in water consumption from the new dwellings has resulted in this being assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is located over 500m away from the site, however this has the potential to be affected by the additional traffic generation from the completed development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There is a lack of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated due to the increase in construction emissions and residents' traffic movement, in addition to the expected uptake of sustainable transport.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>+</p>	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> • <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>An archaeological assessment undertaken on behalf of the developer has concluded that the archaeological potential of the site is considered to be fairly low. However, based upon evidence from the surrounding area, it is possible that remains of prehistoric, Roman or medieval date may be present. Cropmark evidence has recorded the presence of boundaries and enclosures to the south of Elvington Airfield. These are likely to represent agricultural field systems dating to the late prehistoric to Roman periods.</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>The proposed development has resulted in significant positive effects being recorded against Objective 4 (jobs) due to the potential for the site to deliver between 434-1520 long term jobs which would have a significant benefit for employment and economic growth.</p> <p>Significant negative effects have been identified against Objectives 6 (travel) and 7 (greenhouse gases) due to the lack of sustainable transport options available to access the site. The GIS assessment identified a lack of frequent and non-frequent bus services and no cycle lanes in proximity to the development site. In bring this site forward, the developers should produce a Sustainable Transport Plan.</p> <p>The development has been assessed as having a minor positive effect against Objectives 3 (education and training) during the construction period and future operation, although both opportunities will depend upon training opportunities promoted by employers. The site is identified as being within Flood Zone 1 and as such has been assessed positively against Objective 13 (flood risk).</p> <p>Negative effects has been assessed against Objective 2 (health) due to the lack of doctors and proximity to public open space (Weldrake Wood is nearby there are no direct public rights of way to this site). A minor negative effect has also been assessed against Objective 8 (green infrastructure) due to the proximity to an existing SINC. Objective 10 (water efficiency) has been appraised as a minor negative effect due to the increase in water demand and consumption associated with new development. Objective 11 (waste) has also been assessed as a minor negative effect due to the increase in waste generation from construction and the occupants.</p> <p>In accordance with the findings of the HIA, Objectives 14 and 15 have been assessed as having a minor negative effect due to the low archaeological potential of the site.</p>			

Key

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

ST27: University Campus and Expansion

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>0</p>	<p>Likely Significant Effects</p> <p>As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+ -</p>	<p>Likely Significant Effects</p> <p>There is access to existing open space at the development which would help support the promotion of indoor and outdoor leisure activities, including at the University's sports centre, and a healthier lifestyle. The inclusion of cycle and pedestrian routes to and within the development would help to support an active lifestyle.</p> <p>The site includes the existing university campus as well as new parcel to the south and there are also a number of residential properties near to the site. There is the potential for short and longer term noise disturbance and loss of amenity for these receptors.</p> <p>The combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be assessed.</p> <p>There are no healthcare facilities within 800m of the site and no noted concerns regarding land contamination.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Overall this has been assessed as a mixed minor positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Noise levels at the development should not exceed those noted above. An assessment of the impact of vehicle noise would be required. Open space and pedestrian and cycle routes should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The provision for employment land would be delivered on an extended University of York Heslington east Campus. It is proposed for B1b/B1c which would support and potentially expand existing research functions in connection with the University.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct and occupy the development.</p> <p>There may also be longer term training opportunities available at the business on the completed development, particularly given that this is going to be in connection with and supported by the University of York.</p> <p>There are no nursery provisions within 800m of the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of skill enhancement and employment opportunities is not certain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The development is expected to generate 511-1200 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success through the delivery of this site in conjunction with the delivery of the existing University of York and its Heslington East Campus.</p> <p>Initial economic evidence prepared by the site promoters states that this site would also help to deliver regional aspirations set out by the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Zones which both identify that the University of York is a regional asset “with research and innovation strengths in new technologies and strong links with business”. It is further considered that the allocation of additional land is will help enable and ensure the delivery of 25ha of employment land already granted consent to help meet strategic employment requirements.</p> <p>There are several options for sustainable travel to the northern end and centre of the existing campus development, which mean that it is a accessible location and would promote low carbon commuting and travel.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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 	<p>0</p>	<p>Likely Significant Effects</p> <p>As the development is envisaged for B1a/B1c uses there is not anticipated to be new services or facilities included in the development in addition to those already on the campus. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The uptake of sustainable transport to the development is not certain.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption from the employment site is also expected to contribute to an increase in greenhouse gas emissions. Additional non-sustainable journeys made by site users would also contribute to increased emissions in the longer term. Initial transport planning by site promoters states that business users are likely to be the highest generator of car trips. It is proposed that organisations developing on campus should include sustainable transport planning as part of their tenure agreement to minimise trips and therefore have a more positive effect on emissions.</p> <p>There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps and potentially district heating. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development and the application of BREEAM standards.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to the site are uncertain. The scale of renewable energy feasible on site is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural</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 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>There are no nationally designated nature conservation sites in close proximity to the site. There is however a Site of Interest for Nature Conservation (SINC) within 1500m of the sites perimeter. However, it is not considered to have any ecological showstoppers. A phase 1 habitat should be undertaken to establish the ecological value of the extension area.</p> <p>Initial ecological evidence prepared by the site promoter states that Heslington east has helped to increase ecology on this site. The EIA for the original consent indicated that only a limited variety of wildlife in this part of York which was confirmed through the Public Enquiry. It is likely that the number of species has increased since the lake and landform of Heslington East were created.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
environment.	<ul style="list-style-type: none"> 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>It is considered likely that the extension could provide a net gain in ecology as well. As a result, a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A Phase 1 Habitat Survey is required to establish the ecological value of the site .</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The EIA for the original consent remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
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>Likely Significant Effects</p> <p>The site is an area of grade 3 greenfield land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of ground conditions and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Any identified ground contamination would be remediated prior to completion of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether contamination is present on site.</i>
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>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development.</p> <p>Industrial users on site have the potential to increase the demand on water resources, which may result in a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and any possible remediation is unknown.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion. The impacts on the A64 on potential occupiers of the site need to be better established through an air quality assessment taking into consideration potential uses in the extension to the campus.</p> <p>Initial investigations by the site promoters suggests that mitigation will be required in relation to the A64, which will be present in an air quality assessment as part of the ongoing masterplanning process.</p> <p>All reasonable efforts to reduce emissions from the site must be made, including the promotion and incentivisation of low emissions vehicles and fuels.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments.</i> • <i>Low emission vehicles and fuels should be promoted and incentivised.</i> • <i>The operation of electric buses from the site and Park and Ride should be explored.</i> • <i>Completion of an Air Quality Assessment to identify suitable mitigation measures for the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</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). 	+	<p>Likely Significant Effects</p> <p>The extension to the campus is located in an area of predominantly flood zone 2 which is at a low risk of flooding, although there is a drain on the boundary edge, which is identified as flood zone 3a which would be of higher risk of flooding.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a Greenfield site, runoff rates must not exceed 1.4l/sec/ha.</p> <p>Initial evidence prepared by the site promoters states that there should be an extension to SuDs included on the existing campus site to attenuate some of the surface water from the extension. It is acknowledged that not all of the surface water drainage will enter the Heslington East Lake and that additional attenuation features will be required.</p> <p>As a result of the low flood risk, this has been assessed as a minor positive effect</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The Heritage Topic Paper (2014) sets out within characteristic 6 that open space, including at York University, "<i>all contribute to the matrix of culturally/recreationally evolved/ evolving accessible open spaces that have a strong relationship with the built environment</i>". The Heritage Impact Assessment (2014) has identified that development of an extended campus has the potential to harm the rural setting of York as it forms part of the open countryside surrounding the city. Development would inevitably result in the loss of part of the rural setting of York between the new university campus and the A64 experienced predominantly from the A64. The site would need to be buffered on the eastern edge to push and screen the development back from the ring road may help to mitigate the rural setting and views from the ring road. The incorporation of significant green infrastructure to mitigate effects will be required.</p> <p>Extension to the Campus is identified to only have a minor impact on the city's compactness as development already exists in this area and the campus is its own separate settlement. Low Lane provides the southern boundary for the campus at present which move towards the ring-road.</p> <p>Initial work undertaken by the site promoters find that:</p> <ul style="list-style-type: none"> • The historic character and setting of this area originally included the now built new university campus to retain the rural setting of the city. • There are views towards the Minster and Heslington village. The village has a well-defined southern edge and the spire acts as a focal point • The new university campus is emerging as a strong feature on the landscape when looking northwards. • To the northwest there are clear views across open countryside toward Heslington Village. This characterised by a winding lane, strong field boundary hedges, mature scattered field boundary trees, arable farmland and the brick and tiled edge of the village • It is important to safeguard the impression of the historic city situated within a rural setting for views from the south and carefully define the boundary to any campus extension. • The new campus has a strong parkland setting <p>Preliminary landscape principles identified are:</p> <ul style="list-style-type: none"> • Buildings heights need to be sensitive to the location. Preliminary masterplanning suggests that there would be high points to the south of the lake decreasing towards the A64. • Retention of mature hedgerow trees along Low Lane and throughout the development wherever possible, there are important features of the landscape and provide considerable screening function in summer months as well as helping to mitigate the elevations of buildings massing in views from the south; • Retention of mature field boundary trees where possible particularly those associated with the hedgerows along the Public

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>Bridleway linking Low Lane to Grange Farm;</p> <ul style="list-style-type: none"> • Extension of green wedges to any development south of the lake • Potential provision of woodland to screen and provide separation to the A64. • Provide screen mounding and tree planting along the southern edge for noise mitigation. SuDs could be successfully incorporated as flood mitigation. • The site would integrate the existing mature field trees; • To design in green wedge into the development to offer new green views through the site and retaining green buffer adjacent to the ring-road. <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance this site is assessed to have a minor to significant negative effect in this location subject to the implementation of mitigation including both high quality built and natural landscapes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape analysis and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect was identified for objective 4 (jobs and economy) due to the generation of short term construction jobs and long term employment opportunities on the development. Objective 9 (land use) has been assessed as having a significant negative effect due to the loss of Greenfield agricultural land. Objective 15 (landscape) was assessed as having mixed minor /significant negative effects due to the visibility of the location and potential setting of Heslington village.</p> <p>A minor negative effect was also recorded against objective 6 due to the anticipated peak time congestion on the A19. Objective 14 (cultural heritage) was also determined as having minor negative effects due to the potential for archaeological features on site and the potential for detrimental effects on local character and setting. A minor negative effect was recorded against objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation and objective 12 (air quality) due to local congestion causing a potential decline</p>			

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>in air quality. Objective 8 (biodiversity) was assessed as having a minor positive effect due to the limited ecological potential on site. A minor positive was also given to objective 13 due to the low flood risk on site.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the access to open space from the development and the potential noise impacts from the site on adjacent receptors. A mixed minor effect was also recorded against objective 3 (education and training) due to the enhancement of trade skills and the potential for training opportunities on the development in addition to the lack of nursery facilities in the vicinity of the site, and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. A mixed minor positive and negative effect was also recorded for objective 6 (transport) due to the sustainable travel opportunities from the site alongside the implications on congestion..</p> <p>No effects were identified against objective 1 (housing) and objective 5 (equality).</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of construction jobs to be generated and the condition of archaeological features on site. Also the scale of potential archaeological deposits on this site are unknown.</p>

Key

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

ST29: Land to the south of Boroughbridge Road/A59

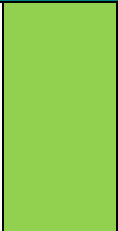
SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing 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>Likely Significant Effects</p> <p>This is a 5 ha site to the south the A59/Boroughbridge Road which could provide around 135 dwellings which will make an important contribution to the overall housing stock of the City and the dwelling mix which allows for affordable housing in an area of need.</p> <p>There are some community facilities within the vicinity (nursery school and secondary school) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is also a convenience and neighbourhood parade within 800m. There is access to limited open space in the vicinity. Preliminary masterplanning includes for new open space to be provided on site.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is as per emerging masterplanning by the site promoters/viability assessment undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>The levels and type of community facilities that will be required</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle though access to 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these areas</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>leisure opportunities (walking / cycling);</p> <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. 	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have a impact on health through air quality on a localised level. The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Whilst there is some access to existing open space (including Outdoor Sports Provision and Allotments), Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and open space are developed and assessments concluded and mitigation measures implemented.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly. Development of any facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency. Open space will be included in the development There will be a cycle path that links to the current network.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning. Impact, if any of land contamination from the petrol station. If healthcare facilities would need to be included as part of any development. Impact of noise on the development
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>The site has a secondary school and a nursery school within 800m, although the capacity of these and the nearest primary school is not known at this stage. At around 135 dwellings, the development could generate additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries dependent upon employment practices in the companies that construct and occupy the development.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.

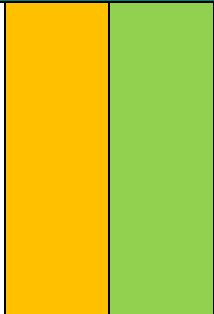
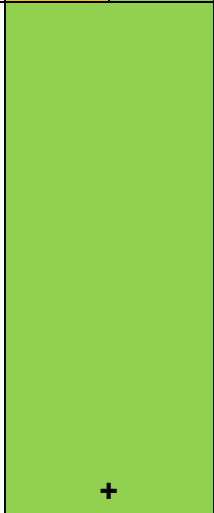
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce 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>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>The site is in reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north and providing opportunities for sustainable travel for workers and shoppers.</p> <p>The site would predominantly provide housing which would support the overall workforce in York. This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • None <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>++</p>	<p>Likely Significant Effects</p> <p>Based upon the current affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>There is good access to York via frequent and non-frequent bus routes, cycle paths and roads. Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <p>Local service provision (existing and potential) will meet needs of new residents.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • The facilities and services provided will be subject to masterplanning and occupation following development.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The development is adjacent to the A59 and could contribute to congestion in the area, particularly at peak times. However, the proximity of the site to the City Centre and the provision of bus routes (including those frequent routes operating from the Poppleton P&R), a railway station at Poppleton and cycle paths offers opportunities for sustainable travel for new residents. New bus stops and improvements may be required to ensure best access to these facilities from the site.</p> <p>Overall, the effects are assessed as being significant positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A transport assessment and travel plan would be required for the development. • Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>Whilst the site is relatively small, a range of climate change mitigation measures could be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The site is greenfield and predominantly arable. There are no known ecological issues with the site although some linkage through the opposite side of the road should be retained to provide wildlife and green corridors. Development could enhance its character, providing access and biodiversity areas for residents.</p> <p>This has been appraised to have a minor positive.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Incorporation of accessible biodiversity elements into the masterplan. <p>Assumptions</p> <ul style="list-style-type: none"> That the site has no features or species of ecological interest. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The site is part greenfield and has been used as arable land. Consequently, there are no issues relating to contamination. As such a minor positive effect is predicted, using the opportunity to re-use of land which has fallen out of productive use. A ground survey would be to establish the conditions on the site.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> None
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The net effect is assessed as being neutral.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality. <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
<p>11. Reduce waste generation and increase level of reuse and</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
recycling.	<ul style="list-style-type: none"> Promote and increase resource efficiency. 			<p>landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
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 	-	+	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>Overall, the effects of the development are assessed as having positive and negative effects , reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		significant opportunities for sustainable transport use. <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required for the development. Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
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>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>Development of this site will contribute to a change in the overall character of this area of the City by advancing the urban area westward. The Heritage Impact Assessment for the City concludes that there could be minor negative effects associated with architectural character, archaeology and landscape and setting of the City. The Minster and other landmarks may be visible from the highest point in the site. Masterplanning and detailed planning consent would need to pay heed to these issues to secure the best development fit for the site, although landscape and setting impacts could not be mitigated.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>An archaeological evaluation would be required to understand the archaeological potential on the site. Archaeological events have been recorded in this area. A desk-based assessment would be required followed by a programme of non-intrusive/intrusive work as agreed by city of York Council. This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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	<p>Likely Significant Effects</p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A1237/A59. Development of this site would reduce the sense of openness between the ring road and the current built extent of the City along Boroughbridge Road. However, this area has changed predominantly on the opposite side of the road to an urban fringe landscape consequently making this site suitable for development. However, development would need to be carefully designed to include suitable buffering fronting onto the A59 and A1237 to minimise the impact on the rural setting of York experienced via these different approaches.</p> <p>There are also opportunities for high quality design along the frontage to the A59. This site has therefore been appraised to have an overall neutral effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>Summary</p> <p>This site exhibits a range of likely effects, ranging from minor negative to significant positive. The provision of housing (a proportion of which will be affordable) will contribute to meeting the City's housing needs, and new residents will bring skills and spending which will contribute to the City's wealth and business health. Service provision in the locality is a concern and will have to be examined in more detail to ensure that there are no capacity issues as a result of the development and new residents are reasonably provided for. However, sustainable transport links adjacent to and in the vicinity of the site are good which will contribute to the overall sustainability of the location should new residents choose these.</p> <p>No significant negative effects were identified against any of the objectives, although minor negative effects were in respect of greenhouse gas emissions, waste and impact on the City's character and setting. Whilst waste and greenhouse gas emissions can to some extent be mitigated against, the change in the setting of the City is permanent. It will thus require careful masterplanning to ensure that the frontage to the Boroughbridge Road helps to retain a sense of openness and that quality design is achieved throughout the development. Given the relatively small scale of the site, there are uncertainties over the level and type of open space and opportunities for renewable energy generation which could be included in the development,</p>			

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

-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST30: North of Stockton Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The potential development of the land North of Stockton Lane has the potential to deliver up to 165 new dwellings. This is expected to contribute to delivering homes which meet the needs of the community. Based upon Local Plan Policy H9, the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long term contribution towards the need for affordable accommodation within the City.</p> <p>Due to the delivery of new homes, a significant positive effect is anticipated against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. The development currently has access to a variety of openspace within proximity of the site and (within 400m). However, any development would be required to make provision for open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of openspace types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>The development should support walking and cycling within the site and seek should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to openspace to maximise accessibility and health benefits. The developer is proposing to create a new footway along the northern boundary of Stockton Lane</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>to help facilitate improved access to and from the site. No new dedicated cycleways are proposed, however it is noted that the existing highways are lightly trafficked.</p> <p>There is an existing doctor within 400m of the site boundary. In accordance with Policy DM1, it may be necessary for the development to support additional healthcare provision due to the increase in population associated with the new built development.</p> <p>The site has been used for rough grazing and is classified as a Greenfield site, therefore the risks of land contamination are considered to be low.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and openspace are developed but may potentially have some short-term adverse impacts from site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> No masterplanning information was available to support this assessment. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of openspace will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+ -	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. Hempland Primary School is identified as being within 800m of the site. Currently there is no nursery provision or secondary school within 800m, Burnholme College is within 2km of the site.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Any additional education provision will need to be established between CYC and the site promoters.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • 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>0</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. In the longer term, additional jobs may be generated at the development after the construction period as facilities or shops could be included.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>However given the overall scale of the development the effect in the long term is considered to be neutral.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that there will be no long term retail or other employment opportunities in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
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	+	<p>Likely Significant Effects</p> <p>The scale of the housing forecast would enable a positive contribution towards the provision of affordable housing. Based upon the current affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access in the site which is further away.</p> <p>Overall this site has been assessed as having a neutral/postive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided on the site will be subject to masterplanning and occupation following development.
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>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. The Transport Statement produced for the development proposals identifies that routes will be created across the site should encourage walking and cycling. The developer is proposing to install a new footpath along the northern side of Stockton Lane. In addition, a Travel Plan will be produced to further promote sustainable modes of transport.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour.</p> <p>No direct bus service is proposed to the site, however Stockton Lane is identified as a bus route and the proposed development site is within 300m of existing bus stops providing a frequent service to York City Centre during peak periods. There are no cycle routes in immediate proximity to the proposed development site, however there are cycle lanes to the south west at Heworth Green roundabout which provide links to the wider network. The transport statement produced on behalf of the developers identifies that York City Centre is approximately 13.5 minutes by bicycle</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>from the site. Based upon the 2011 Census it is noted that approximately 19% of the Heworth Without Ward cycle to work compared to the overall rate of 12% for York.</p> <p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>It is likely that this site could have positive impacts due to it already be highly connected although there may be negative impacts on this objective, the scale of which will depend upon masterplanning and uptake of sustainable transport options.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The infrastructure required for the settlement would be viable</i> <i>The preliminary transport assessment has been undertaken on behalf of the site promoters with input from external bodies.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon 	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. However, the provision of some 165 homes will lead to an increase the number of private cars within the Heworth Without Ward and also within the City. There is the potential for the increase in vehicles to lead to an increase vehicle movements, although whether it will be within the City or the strategic road network that is affected is uncertain</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>technologies;</p> <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. 		<p>employment opportunities, local facilities and services and openspace, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet the Government’s agenda of zero carbon buildings post-2016. Should this site be brought forward post-2016 it will need to conform to zero carbon buildings standards, which will be positive for this objective. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV and solar thermal technologies as well as medium potential for district heating, biomass and ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016 and that the site will not be delivered in advance of this timescale.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and 	<p>?</p>	<p>Likely Significant Effects</p> <p>The site is identified as being rough grazing land bound by hedgerows with several partial hedgerows running into the site. The majority of the site is identified as being grazed by cattle whilst one field (to the east) is ungrazed. The site contains rough grassland and large areas of tall ruderals. There are two ponds and scattered trees within the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>accessible high quality and connected natural environment.</p>	<p>SSSIs ;</p> <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. 		<p>There is one statutorily designated site of nature conservation interest within 2km of the site (St. Nicholas Fields Local Nature Reserve) and one non-statutory nature conservation site (River Foss Corridor SINIC). The Extended Phase 1 Habitat Survey prepared for the promoters of the site concludes that no adverse impacts are anticipated on these sites as a result of development coming forward.</p> <p>The habitat survey also concluded that:</p> <ul style="list-style-type: none"> • The dominant improved grassland habitat is of little nature conservation value, however there are areas of ungrazed grassland which is of value to invertebrates, ground nesting birds, small mammals, foraging bats and birds; • The site may support great crested newts; • The site provides foraging, commuting and roosting opportunities for bats; • The site is considered to be of conservation value for breeding birds. <p>Addition species specific surveying is required to confirm the ecological value of the site. Appropriate mitigation and landscaping would be required o ensure the integrity of any habitats of potential ecological value. The ecological report contains a number of mitigation measures which include:</p> <ul style="list-style-type: none"> • Retaining mature hedgerows and trees where possible; • Planting native species to supplement retained trees and hedgerows; • Incorporation of bird boxes; • Minimising permanent and temporary lighting on the site to prevent causing disruption to feeding or commuting bats. <p>On balance the proposed development of the site is assessed as likely to have limited impacts, although further survey work is required to confirm the impact of development on protected species which may be on site.</p> <p>This site has a number of species and landscape features which need to be carefully considered and mitigated through masterplanning. For this reason the site has scored uncertain impacts as the scale of effects would be subject to implementation and successful mitigation, as agreed by CYC.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i> • <i>A full Green Infrastructure Plan for the development should be developed, incorporating openspace and a biodiversity management plan.</i> • <i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> • A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process. • Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters. <p>Uncertainties</p> <ul style="list-style-type: none"> • The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3b agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low..</p> <p>On balance this site is scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are</p>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified. <p>Assumptions</p> <ul style="list-style-type: none"> Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site. <p>Uncertainties</p> <ul style="list-style-type: none"> There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> • <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage 	-	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site. The HIA has identified that several field boundaries on the site are shown on the 1852 OS map and are likely remnant of an earlier strip field system.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has moderate archaeological potential. The presence of buried remains is unproven however if Stockton Road does follow the York to Malton Roman Road then archaeological remains may exist. The remains of medieval agricultural may had had a negative or positive impact upon potential earlier archaeology. This conclusion is addressed within the HIA which also identifies the presence of ridge and furrow within the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Topic Paper.		<p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i> <i>Programme of archaeological mitigation and investigation should be agreed with CYC.</i> <p>Assumptions</p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
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>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable.</p> <p>The HIA also identified that the field boundaries and lanes within the site form part of the historic village setting of Heworth. This is one of the last parts of the agricultural features related to Heworth although it is located some distance away from the village core. The HIA concluded that development would destroy or negatively impact upon this historic grain. The HIA also concluded that development of the site would reduce the distance between Heworth and Malton Road which may have a slight impact upon the setting of the city.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters. The assessment has concluded that the character of the site is considered to be transitional but perceptively within the urban fringe area of the City and with a predominately suburban nature. The assessment concludes that the site is well contained but reflects the visual influence of the adjacent urban and suburban areas rather than the more rural areas to the east.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area.</p> <p>This site has been appraised to have a minor negative impact depending on the implementation of mitigation and treatment of the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i>

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

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>Significant positive effects have been recorded against objective 1 (housing) due to the scale of provision of new homes.</p> <p>Objective 9 (land use) was assessed as a significant negative effect due to the loss of classified greenfield land.</p> <p>A minor positive effect was recorded against objective 2 (health and well being) due to the opportunities to promote walking and cycling within the site and to enhance opportunities outside of the site e.g. new footpath along Stockton Lane. A minor positive effect was also recorded against Objective 13 (flooding) since the site is identified as being predominately within flood zone 1. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and access to existing services.</p> <p>Minor negative effects have been identified against objective 6 (. Objective 10 (water efficiency) was also assessed as a minor negative due to the demand for additional water resources associated with the development. Objectives 11 (waste) and 12 (air quality) were also recorded as minor negative effects due to the increased waste generation and local air pollution from HGV movements and longer term congestion. Minor negative effects were determined against objectives 14 (cultural heritage) and 15 (landscape) due to potential effects on local character, setting and views as well as archaeological features on site.</p> <p>A minor mixed positive and negative effect was identified against objectives 3 (education and skills) due to the additional demands placed upon local schools, Objective 6 (travel) due to the anticipated increase in private vehicle use albeit the site was considered to be relatively well connected and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>Whilst the construction of the development was considered likely to generate positive effects against objective 4 (jobs and growth), given the overall scale of development the long term effect was considered to be neutral.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space including additional ecological mitigation which may be required following protected species surveys to be included in the development.</p>			

Key

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

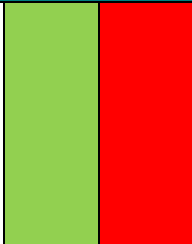
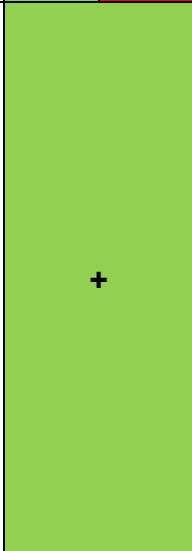
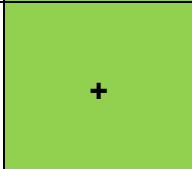
Part 2: Alternative Sites

SITE 167 – SHIPTON ROAD (CLIFTON HOSPITAL)	2
SITE 170 – POND FIELD, HESLINGTON	13
SITE 250 – SOUTH OF A59	24
SITE 297 – AMALGAMATED SITES OFF MAIN STREET ELVINGTON	35
SITE 302 – AMALGAMATED SITE WEST OF CHAPELFIELDS	46
SITE 327 – AMALGAMATED SITES BETWEEN KNAPTON AND WESTFIELD	72
SITE 607: ELVINGTON AIRFIELD	83
SITE 691 – AMALGAMATED SITES EAST OF MONKS CROSS	96
SITE 763 – LAND WEST OF UPPER POPPLETON.....	107
SITE 764 – LAND WEST OF MILLFIELD LANE, UPPER POPPLETON.....	118
SITE 778 – LAND WEST OF CHAPELFIELDS	130
SITE 789 – LAND TO THE WEST OF BECKSIDE, ELVINGTON	141
SITE 790- NORTHFIELD, NORTH KNAPTON	152
SITE 791- LAND AT ASKHAM LANE	165

Site 167 – Shipton Road (Clifton Hospital)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The potential development of Shipton Road site is forecast to comprise of 336 new dwellings, which represents a new development of significant scale in the city. This is expected to contribute to delivering homes which meet the mixed needs of the community and is in an area of known housing need. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation</p> <p>It is uncertain whether new facilities will be included in the development due to its scale.</p> <p>Due to the scale of the delivery of new homes, a significant positive effect is anticipated on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Include provision of new community facilities and services in the development if possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+</p>	<p>-</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
		+	-	<p>The developer proposes to incorporate a network of pedestrian and cycle routes with connections with existing pedestrian/cycle networks.</p> <p>There is no access to doctors within 800m of the site.</p> <p>There is the potential for ground contamination to be present due to the previous use of the site as a hospital. An assessment and potential remediation are required to ensure the safety of residents.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park. Longer term, noise from the A19 could affect the health and wellbeing of residents in the northern part of the proposed site.</p> <p>It is anticipated that an overall mixed minor positive and negative effect will arise on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A noise assessment and strategy would be required. <p>Assumptions</p> <ul style="list-style-type: none"> • Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The level and type of open space proposed in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 			

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that local schools would have capacity for additional students from the development.</i> • <i>It is assumed that the scale of the development does not warrant the inclusion of a new school.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of students and their educational needs will only be fully determined upon the development's completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 		<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development if there are no facilities included on site.</p> <p>The development's location adjacent to Clifton Park business park means that the development has the potential to support the local workforce and benefit the local economy.</p> <p>There are a number of options for transport to the site including nearby bus routes, Park and Ride and cycle routes, which would support local sustainable transport and a low carbon economy, in addition to providing access to employment across the city.</p> <p>This has been assessed as a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that no on-site businesses are proposed as part of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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; 		<p>Likely Significant Effects</p> <p>The development would contribute to the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>Information from the developer indicates that the site is located within an accessible distance of existing facilities and services such as supermarkets. If local facilities were included in the</p>

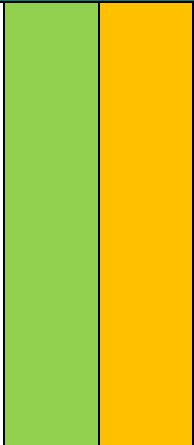
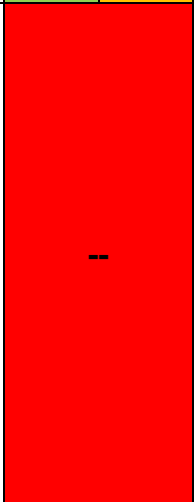
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> • Help reduce homelessness; • Promote the safety and security for people and/or property. 		<p>development, this would also contribute to provision of accessible services for local residents. This has been assessed as a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Provision of local facilities would support equality and access on the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that existing local services have the capacity to expand for new residents.</i> • <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p>++</p>	<p>Likely Significant Effects</p> <p>Good connections would be required to link in with existing cycle and pedestrian networks, and to encourage use of public transport. There are a variety of sustainable travel options, including frequent bus routes within 400m of the site, a Park and Ride, existing cycle routes within 50m of the development, and a train station within a 15 minute cycle ride. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible, with regular bus services into York city centre. The transport model indicates sustainable travel will account for one third of the trips made from the development.</p> <p>The site's proximity to the adjacent business park could result in reduced travel distances to employment opportunities, which would make a positive contribution to this objective.</p> <p>While some additional congestion may arise from the additional vehicle trips likely to occur from the development, this could be mitigated by potential highway improvements. Local highway improvements may be required as a result of the transport assessment.</p> <p>Overall, a significant positive effect is anticipated against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Undertake transport assessment and local highway improvements if necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that some of the development residents may find employment at the adjacent business park.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Access to new or existing walking/cycle routes is not confirmed.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional non-sustainable journeys made by residents would also contribute to increased emissions in the longer term.</p> <p>Due to the likely phasing of the work, houses are expected to comply with Government requirements for the design and build of zero carbon buildings, which would help mitigate the effects against this objective. There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> • <i>The scale of renewable energy feasible on site is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural</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 	--		<p>Likely Significant Effects</p> <p>The site is adjacent to the nationally significant Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest. This has been designated due to its species-rich neutral grassland and the presence of the critically endangered tansy beetle. The site itself is not subject to any national or international designations, but has been designated as an Area of Local Nature Conservation Interest. The Rawcliffe Meadows and Clifton Ings sites are also identified in the Local Plan as Sites of Importance for Nature Conservation (SINCs).</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
environment.	environment; <ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not be a permanent effect. The developer indicates that there is the potential for birds, bats, Great Crested newts and reptiles to be present on site, and plans to create new areas of public space. Removal of open space and development on a greenfield site is also expected as part of the development, which has the potential to reduce connectivity of green infrastructure, and removes areas which could have biodiversity value. The site is also part of the Regional Green Infrastructure Corridor. As such, a significant negative effect is anticipated for this objective. Mitigation <ul style="list-style-type: none"> <i>In order to maintain the integrity of the SINC and SSSI, appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i> <i>The phasing of the development should take account of lifecycles of key species on site and in the adjacent protected areas.</i> Assumptions <ul style="list-style-type: none"> <i>Assumed that any new areas of open space are smaller than lost areas of open space on site.</i> Uncertainties <ul style="list-style-type: none"> <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i>
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. 	-	Likely Significant Effects The development area is a site of unclassified greenfield land, and would not result in the reuse of previously developed land. The area has previously been used as a hospital and as a result the potential for land contamination has been identified. An assessment and potential remediation would be required for prevent pollution and safeguard soil quality. No effects on allotments or mineral resources are anticipated. Redevelopment is expected to result in a minor negative effect against this objective due to the use of greenfield land. Mitigation <ul style="list-style-type: none"> <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i> Assumptions <ul style="list-style-type: none"> <i>Any identified ground contamination would be remediated prior to completion of the development.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The River Oust is approximately 250m west of the site, which is not expected to be affected from silt and other runoff contaminants from the site. The development is not located in a groundwater Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption. However the overall increase in water consumption from the new dwellings has resulted in this being assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that runoff from the site would not reach the River Oust. <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.

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

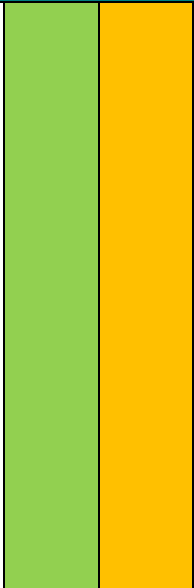
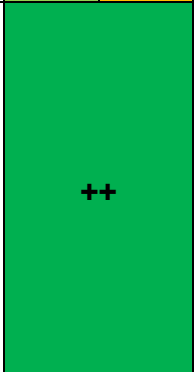
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		<p>residents in the long-term.</p> <p>There are a variety of sustainable travel options, including frequent bus routes within 400m of the site, a Park and Ride, existing cycle routes within 50m of the development, and a train station within a 15 minute cycle ride. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a mixed minor positive and negative effect is anticipated due to the increase in construction emissions and residents' traffic movement, in addition to the expected uptake of sustainable transport.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The site is located in Flood Zone 3a, which is an area at high risk of flooding. The most vulnerable and essential infrastructure uses should only be permitted in this zone if the Exceptions Test is passed.</p> <p>The area to the west of the site is designated as part of the flood alleviation scheme for the existing hospital development.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>Due to the high flood risk at the site, this has been assessed as a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Assumed that the site remains in flood zone. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>There are good condition ridge and furrow archaeological features present on the site which would need to be preserved. The development may have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p>Development would remove part of the green wedge extending out of the city, which has been recognised as important to the historic character and setting of the city.</p> <p>There is also the potential for inappropriate scale or low quality architecture/craftsmanship of residential buildings to have a detrimental effect on the architectural character of York.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Further architectural and craftsmanship analysis and mitigation is required. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the ridge and furrow would be lost if development took place. <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	- -	<p>Likely Significant Effects</p> <p>This site forms part of a Green Wedge as identified in the historic character and setting evidence work (2014) and multifunctional green space extending out of the city and along Clifton Ings. Development would remove part of this green wedge which has been recognised as important to the historic character and setting of the city.</p> <p>The value of the landscape in this area is also high due to the presence of ridge and furrow and the provision of green infrastructure.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This has resulted in a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>The proposed development has resulted in significant positive effects being recorded against objectives 1 (housing) and 6 (transport) due to the delivery of a large number of new houses and the sustainable travel options from the site. Significant negative effects have been identified against objective 3 (education and training) due to the lack of access to nursery and educational facilities, objective 8 (biodiversity) due to the proximity of a SSSI which may be at risk from the development, and objective 13 (flooding) as the site is located in an area at high risk of flooding and Objective 15 following the identification of the site within the historic character and setting evidence work.</p> <p>The development has been assessed as having minor positive effects against objectives 3 (education and training) and 4 (jobs) due to the generation of temporary construction jobs and associated skills development, in addition to access to the local business park and sustainable commute options for objective 4. A minor positive effect has also been recorded against objective 5 (equality) due to the provision of affordable housing and access to existing services. Minor negative effects have been recorded against objective 9 (land use) due development on a greenfield site and the potential for land contamination, as well as objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption. Objective 11 (waste) has also been assessed as a minor negative effect due to the increase in waste generation from construction and the occupants. Minor negative effects were also recorded against objective 14 (historic environment) due to the potential detrimental impacts on the historic setting of the city, onsite archaeological features.</p> <p>A mixed minor positive and minor negative effect has been recorded against objective 2 (health) due to access to open space and anticipated uptake of outdoor activities, in addition to the potential for noise impacts, land contamination and lack of access to doctors, as well as objective 7 (climate change) due to the potential to increase renewable energy and the increase in greenhouse gas emissions as a result of the development. Objective 12 (air quality) was also assessed as being a mixed minor effect due to potential effects on the closest AQMA from increased construction and resident’s traffic, and the potential uptake of sustainable travel modes for other journeys.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The potential development of the Pond Field site is forecast to contain approximately 160 new dwellings, which will deliver a significant number of new homes in an area of known housing needs. This will contribute to meeting the housing needs of the York population. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Information from the developer indicates that additional local facilities may be included, but that this is not certain due to the size of the site.</p> <p>Due to the scale of the development, this will result in a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Undertake assessment of the impact of new community facilities on Heslington. Include provision of new facilities at Pond Field if possible. <p>Assumptions</p> <ul style="list-style-type: none"> • The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. <p>Uncertainties</p> <ul style="list-style-type: none"> • The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. • It is uncertain whether the development will deliver additional new facilities.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); • Improves access to healthcare; 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development is located on a greenfield site, however it is situated within 250m of a closed landfill which may have caused contamination, dependent on pollutant pathways and the integrity of any containment measures. An assessment of ground conditions would be necessary and potentially remediation work if identified in the investigation. Information from the developer also indicates</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>previous mineral extraction on the development site.</p> <p>The developer envisages retaining the pond and hedgerows on site, so access to existing open space and the local natural environment would be available.</p> <p>The site is identified as having good cycle facilities, and a new footpath would also be required. Access to walking and cycling should therefore be improved.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent housing estate. No long term noise issues have been identified for the site.</p> <p>Healthcare facilities are accessible within 800m from part of the site.</p> <p>As a result of the above factors, a mixed minor negative and minor positive effect has been identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A new footpath and additional sustainable transport facilities should be included in the development. Playfields should be allocated to the north of the site. <p>Assumptions</p> <ul style="list-style-type: none"> Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The final amount of open space available on the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There are a variety of educational establishments within close proximity to the development, including a primary school within 400m of the site, and nurseries and secondary schools within 800m. However the extent of additional capacity to accommodate students from the new development would need to be established. The University of York is also adjacent to the development site which could provide educational opportunities for students from the new development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>It is therefore anticipated that there will be a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. Assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. In the longer term, additional jobs may be generated at the development after the construction period as facilities or shops could be included.</p> <p>The development is in close proximity to the University of York's transport hub, which could provide employment opportunities for residents of the new development. Proximity to the York park and ride plus reasonable public transport access would also support a flexible workforce able to contribute to the York local economy. Sustainable transport opportunities such as good cycle facilities would support the promotion of a low carbon economy.</p> <p>This is anticipated to result in a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon the current affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards</p>

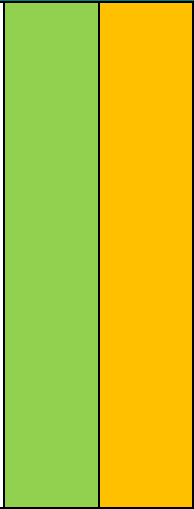
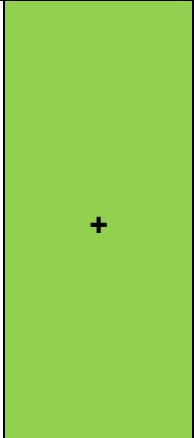
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>population;</p> <ul style="list-style-type: none"> • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 		<p>the need for affordable accommodation.</p> <p>Information from the developer indicates that additional local facilities may be included, but that this is not certain due to the size of the site. The site has access to existing facilities in Heslington village within 300m of the site, which could benefit from usage by additional local residents. Access to these facilities could be enhanced through creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Assess the viability of including new facilities within the development, and include if possible. • Create pedestrian and cycle access routes to facilities in Heslington village. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that local services have the capacity to expand for new residents. • Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • It is uncertain whether the development will deliver additional new facilities.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p>++</p>	<p>Likely Significant Effects</p> <p>The site has two potential access points for vehicles, however a transport assessment and travel plan would be required to determine suitability for the volume of traffic generated.</p> <p>The development is in a location accessible for sustainable forms of travel, with good cycle facilities including the National Cycle Network Route 66 adjacent to the site. There are good public transport links including frequent bus routes within 400m of the development, a Park and Ride bus stop within 800m, and a train station within cycling distance. The development is also close to the University of York transport hub. Sustainable travel can be promoted for residents to encourage uptake of these sustainable options.</p> <p>Information from the developer indicates an expected low level of additional traffic and congestion, with local recent highway improvements potentially having sufficient additional capacity at key junctions to be unaffected by the development.</p> <p>Due to the potential for enhanced sustainable transport uptake at the site and the limited expected congestion, this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A transport assessment and travel plan would be required to assess access to the site. • Sustainable transport links to existing pedestrian and cycle networks would be required,

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><i>including a footpath link to housing east of the site</i></p> <ul style="list-style-type: none"> A suitable internal layout would be required to maximise walking and cycling within the development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation. The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is expected during the construction stage due to an increase in HGV movements, energy consumption and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional vehicle trips made by occupants of the new development would also contribute to greenhouse gas emissions in the longer term.</p> <p>Due to the likely phasing of the work, houses are expected to comply with Government requirements for the design and build of zero carbon buildings, which would help mitigate the effects against this objective. There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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 style="text-align: center;">-</p>	<ul style="list-style-type: none"> <i>The scale of renewable energy feasible on site is uncertain.</i> <p>Likely Significant Effects</p> <p>The development is on a greenfield site which includes hedgerows and a pond. The site forms part of a local green corridor which would be affected by the development. Information from the developer indicates that the hedgerows and pond would be retained on the development.</p> <p>There are no nationally or locally designated sites within or adjacent to the development. However the loss of greenfield land is expected to have an overall detrimental effect on biodiversity and the connectivity of green infrastructure.</p> <p>This has been assessed as having a minor negative effect against his objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further surveys for birds, bats, newts and reptiles would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that hedgerows and the pond are retained on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">--</p>	<p>Likely Significant Effects</p> <p>The proposed development is located on a greenfield site and would not involve in the reuse of previously developed land. The site includes classified Grade 3b agricultural land so this would result in the loss of versatile agricultural land.</p> <p>A closed landfill site is located within 250m of the site. There is the potential for contaminants to have migrated to the development area so an assessment of land quality would be required, with the potential for remedial work. These actions would ensure that the land is safe for use.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Any identified ground contamination would be remediated prior to completion of the</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>development.</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There is a surface water body on site which is expected to be retained by the developers. The pond is at high risk of contamination and silt runoff during the construction stage, which could have a short to medium term negative effect on water quality. The site is not within a groundwater Source Protection Zone.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of water efficiency measures is not yet known.
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-		<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
<p>12. Improve air quality.</p>	<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; 	+	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary and no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>If services and facilities are incorporated into the development this would help ensure local provision</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Accessible public transport and good cycle links means that the development should promote sustainable transport to minimise car use in the longer term. Despite this, an increase in traffic from the new dwellings is anticipated which could cause deterioration in air quality along Lawrence Street.</p> <p>Overall a mixed minor positive and negative effect is anticipated due to the increase in construction emissions and residents' traffic movement, in addition to the expected uptake of sustainable transport.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Inclusion of electric vehicle recharging infrastructure would promote improvements in air quality. An air quality assessment would be required for the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The site is partially covered with a pond and contains an area of poor surface drainage, however it is located in flood zone 1 and is not identified as being an area of high flood risk. A flood risk assessment (FRA) would be required in line with policy FR1 of the Local Plan.</p> <p>The development should incorporate sustainable drainage systems (SUDs) in line with Local Plan policy FR2. The site must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3, with runoff rates of 1.4 l/sec/ha.</p> <p>The anticipated incorporation of sustainable drainage and lack of impact on flood risk has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A flood risk assessment should be undertaken for the site. In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p>


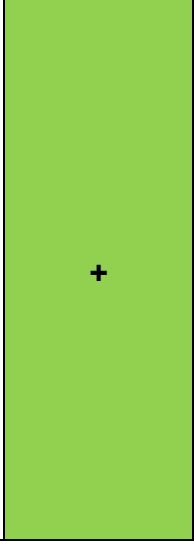
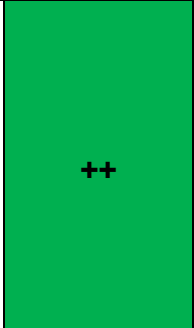
SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> Assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	-	<p>Likely Significant Effects</p> <p>Development in the proposed location would blur the distinct edges between York University Campus, Badger Hill Estate and the village of Heslington. The site currently forms a natural boundary, and development may adversely impact upon the identity of Heslington village and the surrounding campus and residential areas.</p> <p>This site also borders the Heslington Village Conservation Area, so development may impact upon the character and setting of the Heslington by removing one of the last remaining open spaces on the north side of the village. The site currently also maintains the setting of Heslington Church.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings has the potential for a detrimental effect on Heslington and York in general.</p> <p>Roman human remains have been found on the site, and the site is located close to known prehistoric and Roman settlements. It has been relatively undisturbed throughout the intervening centuries and development could have a detrimental impact on any surviving archaeological features.</p> <p>As a result, this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York's natural and built</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; 	--		<p>Likely Significant Effects</p> <p>Development at the proposed location will remove the rural character which still remains on this part of Field Lane. The Heslington East Campus is well set back from the road leaving an open and green</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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. 		<p>landscape setting when entering Heslington from the east.</p> <p>The site is important for the the setting of Heslington Village and the new University campus and provides separation from Badger Hill. The site would compromise the setting of the village. Whilst mitigation has been suggested by the site promoter, it is not considered sufficient to mitigate the impacts of the character and setting of Heslington Village and prevent coalescence with Badger Hill or the disruption to the green infrastructure corridor.</p> <p>This has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>Summary</p> <p>A number of significant positive effects have been identified for this objective. This includes objective 1 (housing) due to the number of new homes that will be delivered and objective 3 (education and training) as a result of the provision of good educational opportunities. A significant positive effect was also recorded against objective 5 (equality) due to the inclusion of sustainable homes and access to local facilities, as well as against objective 6 (transport) due to the access to sustainable transport infrastructure. A significant negative effect was recorded against objective 9 (land use) due to the loss of greenfield agricultural land and the potential for contamination from a nearby former landfill site ad Objective 15 due to the likely impact on Heslington.</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due to the anticipated generation of construction jobs and the available sustainable community options. A minor positive effect was also recorded against objective 13 (flooding) due to the low flood risk and expected uptake of sustainable drainage. A minor negative effect was determined against objective 8 (biodiversity) as a result of the loss of an area of greenfield land which would have supported species and habitats, objective 10 (water) due to the presence of a water body on site and the overall increase in local water consumption, and objective 11 (waste) as a result of the increase in waste generation. Objectives 14 (cultural heritage) was also recorded as minor negative effects due to the potential impacts on Heslington Conservation Area and Roman remains found on site.</p> <p>A mixed minor positive and minor negative effect was determined against objective 2 (health) due to access to open space and outdoor activities in addition to temporary disturbance from construction noise, and against objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. The same effects were also recorded against objective 12 (air quality) due to the expected uptake of sustainable transport which would reduce emissions to air along with the increase in construction emissions and residents’ traffic.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy to be included in the development.</p>			

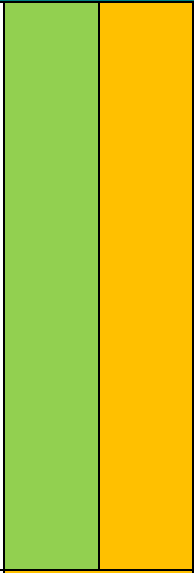
Site 250 – South of A59

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development is a large site which could deliver 525 new homes, which is a significant number of new dwellings in an area where additional housing is needed. Based upon the proposed affordable housing policy (H9), the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Due to the size of the site, it is assumed that new facilities will be included in the development which will help meet the needs of the local community. There are limited existing facilities within reasonable distance of the site.</p> <p>The scale of the development and number of homes delivered in an area of need has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and the nature of community facilities developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	<p>+</p>	<p>-</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	unacceptable risks to health.			<p>connect to existing cycle routes and footpaths.</p> <p>There are no healthcare facilities available within 800m of the development.</p> <p>No land contamination issues have been identified for the development area.</p> <p>As a result of the above effects, and mixed minor positive and negative effect is expected for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A noise assessment should be performed and a strategy put in place if necessary. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that open space and sports provision will be included in the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The level and type of open space will be subject to masterplanning.
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>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school within 800m from some parts of the site, and no other secondary schools or nurseries within this distance.</p> <p>The capacity of any existing schools to accept additional students would need to be determined.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>This has therefore been assessed as a mixed minor positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of students and their educational needs will only be fully determined upon the

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>developments completion and occupation.</i></p> <ul style="list-style-type: none"> <i>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; 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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may be long term generation of a small number of jobs on the development site.</p> <p>The development is in close proximity to the Northminster business park, with a planned cycle pass to the business park beneath the A1237, which would also promote low carbon commuting to this location. The development may support housing for the local workforce and therefore support York's economy. Poppleton train station with regular trains into the city centre and local bus routes are available to help promote a flexible workforce.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that community shops or facilities would be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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 style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>Proposed policy H9 indicates that the site would have a target to provide 35% affordable dwellings, which would significantly provide for affordable housing demand and help address housing inequalities in the longer term.</p> <p>The inclusion of facilities within the development would ensure that accessible services are available for the local population. There are also facilities such as a local supermarket accessible from the site.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> It is assumed that new services and facilities would be included within the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>++</p>	<p>--</p>	<p>Likely Significant Effects</p> <p>Information from the developer indicates planned access to cycle and footpaths, with connection to existing cycle routes and cycle routes on or adjacent to the site. These should be promoted to encourage uptake of sustainable travel. Poppleton train station is located within a 15 minute walk or 5 minute cycle from the development, and frequent bus services are also available within 400m of the site. This should support sustainable transport from the site.</p> <p>Despite these sustainable options available, some increase in car usage is expected. Due to the location of the development, this has the potential for a significant impact on the A59 and ring road junction as a result of increased traffic. Some mitigation may be possible with substantial improvements to the road network. In addition, there is likely to be limited permeability to Beckfield Lane, which is likely to incur a large increase in traffic usage on alternative routes, namely the ring-road due to the potentially isolated location.</p> <p>The anticipated increase in car use and local congestion in addition to the availability of sustainable transport options has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated. Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage. Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>response to its effects.</p>	<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. 		<p>emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The site is currently an area of arable land. Wildlife such as skylarks has been noted on site but no specific protected species. There are no locally or nationally designated areas on or adjacent to the site. Further work would be required to fully establish the sites biodiversity value.</p> <p>As the development would result in the loss in an area of greenfield land, this is expected to have a minor negative effect on biodiversity due to the loss of habitats and green infrastructure.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Retention of the green linkages through to the British Sugar Site to maximise ecological links.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The site is greenfield and comprises of classified Grade 1, 2 and 3a agricultural land. The proposed development would result in the loss of versatile arable land and would not support the redevelopment of brownfield sites.</p> <p>No notable ground contamination issues have been identified, but an assessment of ground conditions would still be required prior to development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The closest waterbody is greater than 30m from the site and is not expected to be affected by the development activities. The development is not located within a groundwater Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption.</p> <p>However the overall increase in water consumption from the new dwellings has resulted in this being assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>The site is over 500m from the closest AQMA so no effects on the area are anticipated.</p> <p>There is the potential for local air quality issues from the adjacent outer ring road. The site should be designed so that residences are set back from the main carriageway, and potentially also orientated away from the road.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected. This has the potential to increase emissions to air and cause the deterioration of local air quality.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Standard air quality requirements including EVR infrastructure would be applicable. An air quality assessment would be required for the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.



SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> 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>+</p>	<p>Likely Significant Effects</p> <p>The site is located in flood zone 1 and is an area at low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of this site and expansion of the urban fringe is expected to have a negative effect on the compactness of York and on the setting of Knapton due to a reduction in the distance between the city and village.</p> <p>Inappropriate scale or low quality architecture/craftsmanship also has the potential for a detrimental effect on the architectural legacy of York.</p> <p>There is the potential for archaeological deposits to exist on this site, particularly due to its favourable topography. Crop marks are recorded on the site which will require further investigation. Ridge and furrow and a World War II anti-aircraft battery are located within the site.</p> <p>Development will have a detrimental impact on any archaeological deposits or surviving historic landscape features.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This site forms part of the city’s greenbelt and provides a rural edge setting of the city when viewed from the ring road. Development of the site will remove the field margin between the urban fringes of the city and the ring road presenting an urban setting to this part of the city.</p> <p>This site also separates North Minster business park, the urban area and Knapton and Beckfield Lane. Development here will reduce the distance between the city and the free standing village of Knapton as well as bringing the edge of the city up to the outlying business park.</p> <p>This is designated within the Historic Character and Setting Evidence (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principals for shaping the city.</p> <p>This has been assessed as having a significant negative effect on landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further views analysis and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Significant positive effects have been recorded against objective 1 (housing) due to the large number of new dwellings to be constructed and objective 5 (equality) due to the inclusion of affordable homes and the accessibility of new facilities on site. Objective 6 (transport) has been assessed as a mixed significant positive and negative effect due to the sustainable travel provision and increase in congestion on the road network. Significant negative effects have been identified against objective 9 (land use) as the development is on an area of agricultural greenfield land and Objective 15 on the basis that the site is designated within the Historic Character and Setting Evidence (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principals for shaping the city.</p>			
<p>A minor positive effect was identified against objective 4 (jobs) as a result of the associated number of temporary and permanent jobs generated through the development and proximity to employment opportunities and objective 13 (flooding) due to the low flood risk at the site and the expected incorporation of sustainable drainage systems. Minor negative effects were recorded against objective 8 (biodiversity) due to the loss of habitats and green infrastructure from development on a greenfield site, objective 10 (water) due to the additional pressure on local water resources, objective 11 (waste) as a result of increased waste generation from the development, and objective 12 (air quality) due to the detrimental effect on local air quality from increased congestion. Objectives 14 (cultural heritage) was also assessed as minor negative effects as a result of the impact on archaeological features on site and the encroachment of houses on the rural setting of the village of Knapton.</p>			
<p>A mixed minor positive and negative effect was recorded against objective 2 (health) due to the expected uptake of outdoor leisure activities and the potential long term noise impacts and lack of healthcare facilities. Objective 3 (education and training) was also assessed as having the same mixed effects due to the generation of trade jobs and the limited provision of schools in the area. A mixed minor effect was identified for objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p>			
<p>There are uncertainties over whether any new facilities or schools would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 297 – Amalgamated Sites off Main Street Elvington

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The site is expected to deliver up to 201 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. Based upon the proposed affordable housing policy (H9), the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Due to the scale of the development it is uncertain whether additional local facilities would be included on site.</p> <p>This has been assessed as having a significant positive effect against this objective due to the increase in housing stock.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>It is uncertain whether areas of open space or recreational facilities would be included within the development, but the rural location of the site means that residents have access to existing adjacent open areas and opportunities for healthy activities.</p> <p>There are no notable improvements to walking and cycling routes currently identified, but walking and cycling should be promoted within the development and connect to any existing routes within the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	unacceptable risks to health.		<p>vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p> <p>The adjacent residences may experience short-term disturbance from construction noise. In the longer term, noise from the industrial park to the east of the site has the potential to cause disturbance, and may render part of the site unsuitable for development. Existing uses of the airfield such as motorsports also have the potential for a negative effect on noise sensitive receptors.</p> <p>Part of the development has healthcare facilities available within 800m.</p> <p>No issues associated with ground contamination or the safety of the site have been identified.</p> <p>Overall, this has resulted in a mixed significant positive and minor negative effect being determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A noise assessment should be performed and a strategy put in place if necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether open space will be included in the development.</i>
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>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a nearby primary school in Elvington village which would provide good access to educational establishments for younger children. This is located within 400m of parts of the development site. Nursery facilities are also accessible from the development, while the closest secondary school is over 800m from the site. The capacity of the nearby schools to accept additional students would need to be determined.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the size of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. Longer term jobs after the construction period are not anticipated at the development if no local facilities are included on site.</p> <p>Information from the developer indicates that bus routes operate between Elvington and York, however these are over 800m from the development and would provide limited low carbon and flexible travel options.</p> <p>There is an industrial estate located approximately a mile from the centre of Elvington village which may be supported by the residents of the new development. It is assumed that the majority of employment opportunities would predominantly be focussed in the city of York, with limited potential to enhance employment and growth in the local area of the development.</p> <p>Overall a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. Assumed that local bus services will not increase in frequency as a result of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>population;</p> <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. 		<p>to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>The development is expected to increase the range of housing types available in the village of Elvington. It is also expected to include affordable housing to help meet demand in the area and support housing equality. It is not expected that new services will be included as part of the development, but local services already present in the village would be accessible and potentially enhanced as a result of the additional residents. Access to these facilities could be enhanced through creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Create pedestrian and cycle access routes to facilities in Elvington village.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that local services have the capacity to expand for new residents.</i> • <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>Issues associated with access the northern part of the site have been identified. Access from several of the surrounding roads is not expected to be possible, so access to the development would require detailed assessment of the junction with Main Street and the design of the estate road to assess its suitability to serve additional vehicles. There is the potential for congestion associated with the extra traffic.</p> <p>There are non-frequent bus services into York which could help reduce car use; however these are over 800m from the development. There are also no Park and Ride stops, train station or cycle routes within 800m of the development, so limited promotion of sustainable transport is expected to be possible.</p> <p>Overall this has been assessed as a significant negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Undertake transport assessment and local highway improvements if necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> It is not certain whether there will be improved access to walking/cycle routes.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: #90EE90; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">+</div> <div style="background-color: #FFD700; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">-</div> </div>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional non-sustainable journeys made by residents would also contribute to increased emissions in the longer term.</p> <p>Due to the likely phasing of the work, houses are expected to comply with Government requirements for the design and build of zero carbon buildings, which would help mitigate the effects against the objective. There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of renewable energy feasible on site is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora</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 	-	<p>Likely Significant Effects</p> <p>There is limited information available on the ecological status of the site, but it is an area of arable land with the potential for wildlife and would require a habitat survey.</p> <p>The Lower Derwent Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
and fauna for accessible high quality and connected natural environment.	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. 		Special Area of Conservation (SAC) is located within 500m of the site. The area is designated due to the freshwater habitats and flood meadows. Further work would be required to fully establish the biodiversity value of the site. As a result, this has been assessed as having a minor negative effect against this objective. Mitigation <ul style="list-style-type: none"> • A Phase 1 habitat survey is required, which should include assessment for Barn Owls. • Any high-quality mature trees and hedgerows identified on site should be retained and incorporated into the development. Assumptions <ul style="list-style-type: none"> • n/a Uncertainties <ul style="list-style-type: none"> • n/a
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. 	--	Likely Significant Effects The site comprises of greenfield Grade 2 and 3 agricultural land, so its development would result in the loss of versatile arable land. It would not involve the reuse of previously developed land. There are no known concerns regarding ground contamination, however an assessment would be required to assess conditions, and potential remedial work. No effects on allotments or mineral resources are anticipated. Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land. Mitigation <ul style="list-style-type: none"> • An assessment of land quality and any identified remedial work would be necessary. Assumptions <ul style="list-style-type: none"> • Any identified ground contamination would be remediated prior to completion of the development. Uncertainties <ul style="list-style-type: none"> • It is uncertain whether contamination is present on site.
10. Improve water efficiency and	<ul style="list-style-type: none"> • Conserve water resources and quality; 	-	Likely Significant Effects

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
quality.	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		<p>The closest waterbody is a small stream or ditch immediately adjacent to the site. The close proximity of the waterbody means that it is at risk of contamination and exposure to runoff during the construction stage, which could have a short to medium term negative effect on local water quality. The site is not located in a groundwater Source Protection Zone.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site and is not expected to be affected by the development or additional traffic in the longer term. Limited opportunities for sustainable transport have been identified at this stage, so a minor deterioration of local air quality may occur due to the extra vehicle journeys and potential congestion.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p>

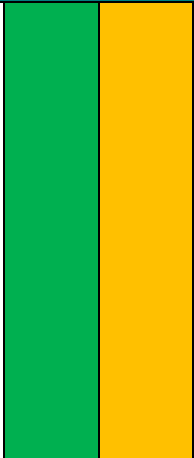
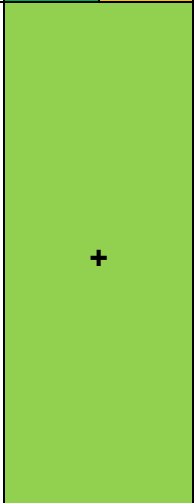
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		<p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Inclusion of standard air quality requirements including electric vehicle recharging infrastructure.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The site intersects an area of flood zone 3a, which is identified as being at high risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. The site must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3, and runoff rates must be 1.4 l/sec/ha. Due to the high flood risk at the site, this has been assessed as a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water.</i> <i>Assumed that the site remains in flood zone.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified 	-	<p>Likely Significant Effects</p> <p>Development in the proposed location is expected to have a minor detrimental impact on the compactness of the village of Elvington. The village has already expanded to the north-west but has developed along and close to Elvington Lane. The proposed development site would not follow this pattern, and development would affect the character of the northern boundary of the village.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
setting.	in the Heritage Topic Paper.		<p>Development on this site would also bring the residential village closer to the outlying waterworks. The site is currently vacant, and inappropriate scale or low quality architecture/craftsmanship would have a detrimental impact on the architectural legacy and character of Elvington.</p> <p>Ridge and furrow has been noted across part of the site from historic aerial photographs. The current condition is unknown, however there is the potential for a detrimental impact on this feature. The eastern and western boundaries of this site are historic field divisions shown on the 1852 OS map. Development would have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p>This has been assessed as having the potential for a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The status of ridge and furrow on site is not certain.</i> • <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
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>Likely Significant Effects</p> <p>The proposed development site forms part of the open countryside and rural setting of the village. Development here would substantially extend the village into the surrounding countryside removing part of the open fields and increasing the distance between the village core and the surrounding countryside. This would visually impact on a high number of residential receptors and Dauby Lane, Stamford bridge and Public Rights of Way to the north, south and east.</p> <p>A landscape appraisal would be required to understand the full implications of development and to establish appropriate mitigation.</p> <p>This has been assessed as having a minor negative effect on landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An appraisal of landscape character/features and visual impact is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>Significant positive effects have been recorded against objective 1 (housing) due to the scale of provision of new homes, and against objective 2 (health) as a result of access to open space and opportunities for leisure activities.</p> <p>Objective 9 (land use) was assessed as a significant negative effect due to the loss of classified greenfield land. Objective 13 (flooding) was also assessed as having a significant negative effect due to the high risk of flooding on site. Objective 6 (travel) was assessed as a significant negative effect due to the anticipated congestion and limited option for sustainable travel.</p> <p>A minor positive effect was recorded against objective 3 (education and training) and objective 4 (jobs) due to enhancement of construction skills and moderate access to schools, and generation of short term jobs. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and access to existing services.</p> <p>Minor negative effects have been identified against objective 2 (health) due to potential long term noise disturbance, and against Objective 8 (biodiversity) was also assessed as a minor negative effect due to the proximity of nationally and internationally designated biodiversity sites, as was objective 10 (water) as a result of the potential deterioration in the quality of local water resources and a waterbody adjacent to the site. Objectives 11 (waste) and 12 (air quality) were also recorded as minor negative effects due to the increased waste generation and local air pollution from HGV movements and longer term congestion. Minor negative effects were determined against objectives 14 (cultural heritage) and 15 (landscape) due to potential effects on local character, setting and views as well as archaeological features on site.</p> <p>A minor mixed positive and negative effect was identified against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy to be included in the development, and the status of archaeological features on site.</p>			

Site 302 – Amalgamated Site West of Chapelfields

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The development has the potential to deliver 1,527 new homes. This would represent a significant number of new houses in an area of known housing need. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the size of the site, there is the potential for small-scale retail facilities to be included in the development, however the impact on surrounding local facilities would need to be assessed. This would support the need to deliver local facilities to meet the needs of the community, and to deliver a sustainable mix of uses to create a balanced neighbourhood.</p> <p>This has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and the nature of community facilities developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York’s population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people’s health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The adjacent residential area may experience short to medium term disturbance during the construction phase, which is expected to last for a number of years due to the scale of the development. Additionally, noise from the A1237 has the potential to cause long-term noise issues for residents, with potential negative impacts on health. A full noise assessment would be required. There is also the potential for ground contamination as a result of a nearby historic landfill site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>Open space and sports areas would need to be provided on site to ensure access to outdoor leisure activities. No notable access to walking and cycling opportunities has been identified for the site. There is access to a number of existing areas of open space, which would strongly contribute towards the promotion of healthier activities.</p> <p>Part of the development has healthcare facilities available within 800m.</p> <p>Overall a mixed significant positive and minor negative effect has been identified against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Noise and ground quality assessments would be required prior to development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of opportunities for walking and cycling are uncertain. The level and type of open space proposed in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>A primary school is located next to the development site, and nurseries are present within 400m of the development. A high school is present but is further than 800m from the site. The capacity of the nearby schools to accept additional students would need to be determined. Due to the scale of the development, the number of additional students could be substantial and new schools may be required.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan, and may require the inclusion of new schools.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of students and their educational needs will only be fully determined upon the developments completion and occupation. • It is uncertain whether existing schools have capacity for new students.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	<p>++</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. The expected inclusion of new retail facilities would also generate a small number of jobs on the development in the long term.</p> <p>The site is approximately 1.5 miles from the Northminster business park, so could provide homes for the local workforce and support local economic growth. There are not significant sustainable transport options from the site, so low carbon commuting into York city centre would be a limited possibility.</p> <p>This has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site. • The inclusion of long term jobs on site would be subject to masterplanning and occupation following development.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; 	<p>++</p>	<p>Likely Significant Effects</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards meeting the affordable housing need in the long term, and would support equality in access to housing.</p> <p>There is the potential for small-scale retail facilities to be included in the development, however the</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 			<p>impact on surrounding local facilities would need to be assessed. The inclusion of retail units would ensure that the local population has good access to services and facilities. There are also existing local services such as supermarkets accessible from the site.</p> <p>Overall this has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of the impact on existing local facilities would be required. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that new local facilities will be included in the development to ensure adequate provision for the local population. <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided on the site will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	--	<p>Likely Significant Effects</p> <p>A significant increase in congestion is anticipated as a result of the proposed development. It is not considered viable to include a new access point onto the A1237 outer ring road, leaving one remaining access point for the large development which has the potential to be very congested.</p> <p>Additionally, the proximity of the development to the A1237 is also expected to exacerbate existing congestion issues through the likely traffic increase. Peak times are expected to be most severely affected. A detailed transport assessment and travel plan would be required to model the predicted traffic implications and to assess the impacts on the surrounding highway network.</p> <p>There are frequent bus services available within 400 of the site, which would help to promote sustainable travel. A station is also accessible within a 15 minute cycle from the development.</p> <p>This has been assessed as having a mixed minor positive and significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated. Sustainable transport links to existing pedestrian and cycle paths should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage. Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and</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; 	-		<p>Likely Significant Effects</p> <p>Due to the development area being a greenfield site, there is the potential for a variety of species to be present on site. The site currently provides a green buffer between the existing housing and the A1237 outer ring road. The loss of this buffer would reduce connectivity of the natural environment and result in a loss of biodiversity areas.</p> <p>There are no nationally or internationally designated sites in the proximity of the development. A locally important Site of Nature Conservation Interest (SINC) and Area of Local Nature Conservation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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. 		<p>Interest are located within the site.</p> <p>Further work would be necessary to understand the full biodiversity value of the site.</p> <p>The potential effects on these local areas has resulted in a minor negative assessment against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Maintain substantial green buffer along the edge of the site to retain biodiversity connectivity. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
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>Likely Significant Effects</p> <p>The development would not involve the reuse of previously developed land. It is a greenfield site comprising of classified Grade 2, 3a and 3b arable land. This would result in a significant loss of the best and most versatile agricultural land.</p> <p>The development is situated close to a former landfill site and there is the potential for contaminants to ground gas to have migrated to the site. A site assessment would be required, along with any identified remedial action to improve soil quality.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>For the above reasons, this has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether contamination is present on site.
10. Improve water efficiency and	<ul style="list-style-type: none"> Conserve water resources and quality; 	-	<p>Likely Significant Effects</p> <p>There are waterbodies on site which include a pond and minor streams or drainage ditches. The</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
quality.	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		<p>waterbodies are at risk of contamination and exposure to runoff during the construction stage. This could have a short to medium term negative effect on local water quality. The site is not located in a groundwater Source Protection Zone.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
11. Reduce waste generation and increase level of reuse and	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
recycling.			<p>efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site and is not expected to be affected by the development.</p> <p>The additional congestion as a result of the development and the close proximity to the A1237 outer ring road has the potential for poor air quality with negative impacts on the health of future occupants. An air quality assessment would be required.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> An air quality assessment would be required for the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The site is in flood zone 1, which is an area at low risk of flooding. A flood risk assessment (FRA) will be required in line with policy FR1 of the Local Plan.</p> <p>It is expected that sustainable drainage systems (SUDs) will be incorporated into the development to help manage surface water flows on site. Additionally, the outflow from ground water and/or land drainage will not be permitted to enter public sewers in line with policy FR3.</p> <p>This has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A flood risk assessment is required for the site. In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The development of this site would have a detrimental impact upon the compactness and rural setting of York. There may also be potential issues relating to local culture as a result of the merger of a new development with established and distinct estates such as Chapelfields.</p> <p>Inappropriate scale or low quality architecture/craftsmanship would have a detrimental impact on the architectural legacy and character of York.</p> <p>The area surrounding Acomb Grange formed part of the estate of St Leonard's Hospital from the early</p>



SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>12th century through to the early 16th century, which played a significant role in the religious and civic life of the medieval city. The limited archaeological work which has taken place on the site demonstrates the presence of and further potential for well-preserved, waterlogged organic deposits of medieval date on this site.</p> <p>Acomb Grange is therefore a rare and important site both in a national context and in the context of the medieval archaeology of the City of York. The important historical association, the well-preserved medieval waterlogged deposits, and the surviving medieval topographic and landscape features make this site an unscheduled site of national importance.</p> <p>A possible Iron Age/Romano-British enclosure and associated ditches and pits are known towards the southern part of this site. Development would have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>There are no designated sites within the proposed development area.</p> <p>Overall this has been assessed as a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> • <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>The development of this site would adversely affect the rural setting west of York by removing the green interface between the ring road and urban fringes of the city.</p> <p>The distance between York’s suburbs and scattered farmsteads to the west of the ring road will also be reduced by development in this location, which would impact upon their rural landscape character.</p> <p>This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>Rural views from the southern end of Askham Lane may be obscured by development in the fields to the west of the lane.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape analysis and mitigating measures are required.</i> • <i>A substantial green buffer would be required against the ring road.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>Significant positive effects were identified against objective 1 (housing) due to the delivery of a significant number of new homes, objective 2 (health) as a result of the access to open space and promotion of healthy activities, and objective 4 (jobs) due to the generation of temporary trade jobs and proximity to employment opportunities, including long term jobs on site. The inclusion of affordable housing and access to facilities on the development also led to a significant positive effect being recorded against Objective 5 (equality). This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city, accordingly the site has been assessed as having a significant negative effect on Objective 15.</p> <p>The anticipated increase in congestion has been assessed as a significant negative effect against objective 6 (transport). A significant negative effects has also been recorded against objective 9 (land use) due to the loss of greenfield land and potential contamination on site.</p> <p>Objective 3 (education and training) was recorded as a minor positive effect due to the development of trade skills and proximity of primary schools. A minor positive effect was also recorded against objective 6 (transport) due to opportunities for sustainable travel and objective 13 (flooding) due to the low flood risk and incorporation of sustainable drainage systems.</p> <p>Minor negative effects were identified against objective 2 (health) as a result of short and long term noise disturbance and objective 8 (biodiversity) due to the loss of a green buffer and habitat connectivity in addition to the presence of locally important conservation sites. Minor negative effects were recorded for objective 10 (water) due to the presence of a waterbody on site and local effects on water quality, objective 11 (waste) as a result of increased waste generation from the development, and objective 12 (air quality) due to the detrimental effect on local air quality from increased congestion. Objectives 14 (cultural heritage) was also assessed as minor negative effects due to the presence of historic remains and loss of local culture.</p> <p>A minor mixed positive and negative effect was identified against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 317: Land at Askham Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The site is 32 ha, Greenfield site on the western edge of York adjacent to Askham Lane. The site is forecast to provide 1047 dwellings. In meeting this, it will be important that the tenure split and housing mix reflects need within the City to enable a balanced and mixed extension to the existing neighbourhood to be created.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term.</p> <p>In terms of opensapce, this would need to be provided on site as there will be a need for additional open space/sports provision to cater for the additional population which would result from the development of this site for housing.</p> <p>Overall, this site has been assessed as having a permanent positive effect on this objective in the long-term, due to the fact that this site would make an important contribution to meeting housing need across York through the provision of up to 360 dwellings on this site</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>The levels and type of community facilities that may be required can only be determined at the detailed planning application stage.</i>

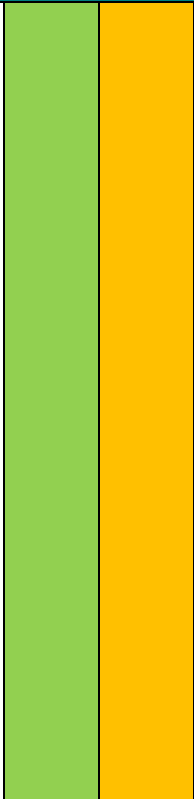
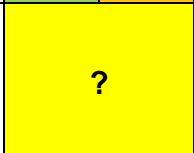
SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / 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>Likely Significant Effects</p> <p>The development of housing sites will be subject to policies with the Local Plan regarding the provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes, all of which would have associated positive health effects.</p> <p>The site is currently within agricultural use and therefore does not have formally designated openspace. This site would be required to include openspace for a range of recreational purposes through policy GI6 which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population that would live in the housing developed on this site and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. Further formal openspace should be phased into development to ensure that people have access to openspace during the course of the development.</p> <p>There is an existing access to openspace, including amenity greenspace and natural/semi-natural although accessibility differs across the site. Use of this facility would help to improve health and well being and have positive effects on this objective.</p> <p>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA). There may be new risks for exposure to poor air quality should the development of housing on this site extend to being adjacent to the A1237. There could also be a risk of noise issues from the A1237 for occupants once housing is built.</p> <p>There could also be noise impacts from the construction period (through increased trips and noise connected with HGV's and construction vehicles) which could be an issue for the existing neighbouring residential areas which border this site. Any impact is likely to be commensurate with the proximity/location of the development on site and would depend on the implementation, phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A1237 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> • <i>A range of assessments would be required as part of any detailed development proposals for the site including air quality and noise assessments.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Development of facilities and openspace need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all. The green infrastructure strategy for the site should incorporate and link openspace across the site with existing PRow in the surrounding area. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of noise and air quality issues as a result of occupation of the site.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>The site is within 800m of a nursery. There is currently access to primary provision within approximately 800m, although access to this differs across the site. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. This is likely to be available at Woodthorpe Primary school and there are also other primary schools at Dringhouses, which are in close proximity to the site. There are no secondary schools in the immediate vicinity of the site. The nearest secondary education is Manor School to the north of the site (over 800m) higher education facility is York college to the South East of the site. Access to secondary education would need to be connected via sustainable transport routes.</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site.</p> <p>There may be training / skills development / employment opportunities as part of the development of housing on this site. However, the extent of any opportunities and associated positive effects would depend upon the approach taken by house builders and construction companies in the development of the site.</p> <p>Overall effects on this objective are considered to be uncertain in the short, medium and long term due to the lack of secondary education facilities in the immediate vicinity of the site and the uncertainty over whether the development of housing on this site would provide employment / training opportunities for local people.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Adequate provision for educational needs should be planned and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> List any assumptions used in the appraisal here. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which there would be any skills development / training / employment opportunities associated with the development of housing on this site would depend upon the approach taken by house builders and construction companies.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development of new housing on this site would add to the existing population in this area and help to increase the local workforce in this area. As the surrounding area to the site is largely residential it is anticipated that the majority of people living in this location would commute to alternative locations to work.</p> <p>There would be construction and associated trade jobs required for the duration of construction works associated with the development of housing on this site. However, the level of job opportunities and training and skills development in associated industries would be dependent upon market forces and the approach taken by house builders and construction companies. A small number of jobs may be created through the development of community facilities, depending on the type of facility at this location.</p> <p>Notwithstanding the element of uncertainty around the potential benefits for local people from construction jobs, there would be overall positive effects on this objective through the provision an additional workforce for the local economy.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which any job creation from the development of housing on this benefited the local workforce would depend upon the skills of the workforce and approach taken by house builders and construction companies. It is therefore uncertain at this stage the extent of any positive effects that there may be on this objective.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>There would be a requirement for approximately 35% of the homes on this site to be affordable through Policy H9 of the new Local Plan. This would help to meet the demand for affordable housing</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<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. 		<p>in York, which would also have positive effects in respect of reducing homelessness by increasing people's chances of owning their own home.</p> <p>Currently the surrounding area to the site is largely residential there are community facilities within 400m of the site. There would be an opportunity to expand existing community facilities and there may be an opportunity as part of the masterplanning of this site to provide new community facilities. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure its accessibility for residents. Establishing the facilities required on site would be through ongoing masterplanning and community engagement.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The development should maximise connectivity to sustainable transport as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, this site has been assessed as having a positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The level of facilities and services provided is commensurate to the scale of the new population which would occupy the new dwellings on this site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The affordable housing ratio is as per the Publication (Submission) Local Plan and is viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Any services and facilities provided on the site would be subject to masterplanning and occupation following development.</i> • <i>The apportioned level and mix of affordable housing would be determined through masterplanning.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	+	-	<p>Likely Significant Effects</p> <p>The site has access to both high frequency and non frequent bus services. There would therefore be opportunities to use buses for residents living in housing developed on this site. The site would also need to include walking and cycling opportunities to maximise non car modes of travel.</p> <p>There are some facilities within 800m (10 minutes walking time) of this site and there may be an opportunity to develop some small scale community facilities on the site. Given that this is an edge of settlement location, it is likely that people would need to travel to work and for large-scale convenience shopping as local provision is likely to only be of small scale. Access and travel by car is inevitable as part of this development. The site is bordered by existing road infrastructure to enable access on to the site. The scale of car usage and resultant effect is currently uncertain given that it depends upon supply and take-up of alternative modes of transport.</p> <p>On balance, it has been assessed that there are negative effects on this objective as increased car use would be inevitable, although it is acknowledged that in the long-term the inclusion and use of alternative travel modes and routes should help to minimise these effects in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A travel plan and transport assessment would need to be prepared as part of detailed proposals for the development of housing on this site to demonstrate how sustainable modes of transport would be used and how additional traffic generation would be managed.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that there would be a requirement for the provision of access to sustainable modes of transport as part of the development of housing on this site to help deliver a sustainable transport network.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>There is some uncertainty around the extent to which there would be an uptake in use of public transport as opposed to use of private motor vehicles.</i> • <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; 	+	-	<p>Likely Significant Effects</p> <p>There would be an increase in greenhouse gas emissions during the construction of new housing on this site through an increase in HGV movements, energy consumption from construction and the embodied carbon of materials. However, any new housing developed would need to be built in accordance with policies in the new Local Plan including Policy CC1 which requires that new</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>response to its effects.</p>	<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. 		<p>developments will be required to incorporate renewable and low carbon sources of energy and energy efficiency. Policy CC2 requires that all new development will be expected to consider the principles of sustainable design and construction and to make carbon savings through reducing energy demand, using energy and other resources efficiently. Policy CC2 also requires that pre 2016; all new residential development should achieve Code for Sustainable Homes Level 4.</p> <p>The requirements of these policies would help to ensure that the development of housing on this site minimises greenhouse gas emissions and would have positive effects on this objective in the short, medium and long term.</p> <p>Inevitably though and once any new housing was developed on this site there would be an increase in car use and associated vehicle emissions (notwithstanding the requirements of policies in the Local Plan including requirements of Policy T1 and also for travel plans) which would score negatively in relation to greenhouse gas emissions.</p> <p>Overall this site has been assessed as having both a positive effect in relation to the requirements of Policies CC1 and CC2 and transport measures, but also a minor negative effect from increased vehicle emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>New houses developed on this site would need to conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development on this site would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There may be an opportunity to include some small scale renewable technology (e.g. solar panels) as part of the development of this site. However this could only be determined at the detailed planning application stage and so it is uncertain what if any positive effects there may be on this objective from the development of this site.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for</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); 		<p>Likely Significant Effects</p> <p>This is a greenfield site and is grade 2/3a agricultural land. There is a local Nature Reserve, Acomb Wood & Meadow, within the 250m of the site. There are no other ecological designations in close proximity of the site and the site in general is considered to have limited ecological interest. There are some existing trees and hedgerows on the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>accessible high quality and connected natural environment.</p>	<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. 	<p>--</p>	<p>There is an opportunity for this site to interconnect with the existing green corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment and therefore help to enhance biodiversity.</p> <p>At this stage the exact ecological value of the site is unknown. For this reason and the fact that there is an LNR within 250m of the site effects on this objective (notwithstanding potential for future ecological enhancements as part of the development of this site) are uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An extended Phase 1 Habitat Survey of the site would be required in order to establish the exact ecological value of the site.</i> • <i>Ecological enhancements should be provided as part of the development of housing on this site to help ensure positive effects on this objective.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation timescale of any mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 2/3a agricultural land, which signifies that it is good quality agricultural land. This would be a loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>However, and as part of the development of the site there will be a need to incorporate a variety of openspace and there may be an opportunity to include some space for allotments. This would have a positive effect on this objective in the medium to long-term, subject to further masterplanning and implementation and help to mitigate the loss of agricultural land.</p> <p>Overall and due to the loss of agricultural land the site is assessed as having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full ground conditions survey would be required as part of proposals for the development of this site.</i> • <i>Measures to safeguard soil quality as much as possible would be required as part of any permission to develop housing on this site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale and extent of any open space to be provided as part of this development is currently uncertain as such details can only be determined at the masterplanning stage.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>There would be an increase in the population from the development of housing on this site, which would have an inevitable impact on waste generation and therefore negative effects on this objective. However, Policy WM1 of the new Local Plan requires the integration of facilities for waste prevention, re-use, recycling, composting and recover in association with the planning, construction and occupation of new development for housing sites, which would help to offset the negative effects of an increase in waste generation.</p> <p>In addition this site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Waste arising from the construction of housing on the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative in the short, medium and long term but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste generated from this site would be processed according to the waste hierarchy during the construction and remediation phases of the development of housing on this site. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste which would be generated by the construction of new housing on this site is unknown and can only be determined at the detailed planning application stage.
<p>12. Improve air quality.</p>	<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) 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>through low emission technologies and fuels);</p> <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>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is some distance to the east of this site at Fulford. There may be new risks for exposure to poor air quality should housing on this site be developed right up to the boundary with the A1237.</p> <p>In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development of this site.</p> <p>It will be necessary for the site to encourage sustainable routes to encourage non-use of the car and low emission technologies. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. On this basis it is considered that there would be minor negative effects overall on this objective from the development of this site in the short, medium and long term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of an increase vehicle use.</i> • <i>Full air quality impact assessment is required.</i> • <i>The site should develop a low emission strategy in line with other policies in the Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of air quality issues as a result of occupation of the site.</i> • <i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality or noise issues.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>+</p>	<p>Likely Significant Effects</p> <p>This site is located within flood zone 1 and I therefore at low risk of fluvial flooding. Alongside policy requirements in the new Local Plan regarding surface water management / incorporation of SUDS there would be positive effects on this objective.</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>Overall and given that this site is not in an area of significant risk of flooding and potential to reduce risks of flooding through SUDS and management of surface water runoff it is considered that there would be minor positive effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). Further discussion with regards to the drainage strategy should be undertaken through the emerging masterplan to ensure an appropriate strategy is in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that SUDS and adherence to surface water rates would a requirement of any permission granted for the development of housing on this site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>None identified.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The Heritage Impact Assessment (HIA) noted that a possible Iron Age/Romano-British enclosure and associated ditches and pits are known in the western part of this site. A ridge and furrow recorded across this area – condition unknown. Site investigations would therefore need to be undertaken and appropriate mitigation needed before this site could be developed for housing.</p> <p>The HIA also noted Acomb Grange is located nearby which formed part of the estate of St Leonard’s Hospital. St Leonard’s was the largest medieval hospital outside London. It is an unscheduled site of national importance. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>In light of the above findings overall effects on this objective are therefore negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Given the findings of the HIA archaeological investigations of the site would need to be undertaken and appropriate mitigation devised if this site was developed. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Until detailed masterplanning of the site is undertaken it is uncertain whether there maybe any opportunities to conserve or enhance any archaeological finds of importance.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>This is an agricultural greenfield site and the landscape to the west of the site is predominantly agricultural land, with an existing urban settlement to the east of the site. Good design of the site could help to achieve a satisfactory urban extension in this location.</p> <p>The HIA undertaken for this site found that the development of this site would have a detrimental impact upon the compactness of York. There may also be an issue between the merger of new development with established/distinct estates such as Chapelfields.</p> <p>This area is now designated within the historic character and setting evidence. Development of the site would reduce the field margin between the ring road and urban fringe, impacting on the rural setting of the city.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that</p>




SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>there is a positive outcome for architectural design. A poorly designed extension to this existing urban area or quality of building/craftsmanship could have minor harm on York in general. There is an opportunity however, for design to provide a distinctive urban extension that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the existing urban settlement in the surrounding area needs to inform the design of the site (including adherence to the design policies in the new local plan) alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>Overall and due to the fact that the HIA assessed this site as having negative effects and the designated within the evidence base, effects from the development of this site on this objective are considered to be a significant negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A design statement and landscaping appraisal would be required as part of the development of housing on this site.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of any deposits on the site.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also ensuring a satisfactory urban extension in this location.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy for this site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Effects on the landscape in this location (objective 15) are considered to be significantly negative and were effects on Objective 9 due to the loss of Grade 2/3a agricultural land.</p> <p>This site has been assessed as having positive effects on objectives 1, 4, 5 and 13. Development of this would help to provide new housing to meet local need, including a percentage of affordable housing which would help to increase access to housing, and therefore have positive effects on objectives 1 and 5. Occupants of new housing developed on this site would add to the local workforce which would have positive effects on objective 4. The site is not in an area at risk of flooding and with potential to include SUDS and manage runoff as part of the development there would be minor positive effects on objective 13.</p> <p>Development of this site would have partially positive effects on objectives 2, 6 and 7. New open space would need to be provided as part of the detailed masterplanning for this site which would have associated positive health effects. Implementation of travel plans for this site and adherence to the transport policies in the new Local Plan would help to ensure use of sustainable modes of transport which would have positive effects on objective 6 and also 7 in relation to greenhouse gas emissions. At the same time however, there would be negative effects on these objectives given that there would be an increase in private vehicle use.</p> <p>Negative effects have been identified on objectives 10, 11 and 12 due to the fact that development of housing on this site would lead to loss of greenfield land, use of water resources, generation of waste and an increase in vehicle emissions with subsequent negative effects on air quality.</p> <p>Effects on objective 8 are uncertain due to the fact that the exact ecological value of the site is currently unknown and the fact that there is a Local Nature Reserve within 500m of the site. There could however be ecological enhancements of the site but this could not be determined until the detailed masterplanning / application stage. Similarly there could a range of other enhancements as part of the development of this site but such details could also only be determined at the masterplanning stage.</p>			

Site 327 – Amalgamated Sites between Knapton and Westfield

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development is expected to comprise of 795 new homes. This would represent a substantial new development in an area of known housing need, and would help ensure that housing stock is available in the long term. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards meeting the affordable housing need in the long term.</p> <p>The anticipated scale of the site means that small scale retail development may be included, which would help deliver facilities for the local community. This would contribute to a sustainable mix of uses on site. Consideration of the scale of retail in the context of the overall development and the potential impact on existing local facilities would be required.</p> <p>The scale of the development and expected inclusion of community facilities in an area of need has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> • <i>Assessment of the impact of new retail units on existing local facilities would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and the nature and scale of community facilities developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>In the shorter term, construction noise has the potential to negatively affect the adjacent residential area. The site is also adjacent to the A59 and the A1237 outer ring road, which has the potential for causing long term noise disturbance for the residents. A noise assessment should be performed and</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<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. 	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<div style="background-color: #FFD700; width: 100%; height: 100%;"></div>	<p>any mitigating measures implemented.</p> <p>Open space and sports areas should be provided on site to ensure access to outdoor leisure activities. Access to existing cycle and pedestrian routes should also be provided to promote a healthier lifestyle. There is access to existing areas of open space from the development.</p> <p>There are no healthcare facilities within 800m of the site.</p> <p>There is the potential for land contamination to be present on site, which should be assessed and remediated if necessary to ensure that the site is safe and suitable for its proposed use.</p> <p>As a result of the above effects, and mixed minor positive and negative effect is expected for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A noise assessment should be performed and a strategy put in place if necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that open space and sports provision will be included in the development. Assumed that any land contamination would be remediated prior to development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 			<div style="background-color: #90EE90; width: 100%; height: 100%; text-align: center; vertical-align: middle;">+</div>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>Northminster business park is very closely located to the proposed development, on the opposite side of the A1237. The development may support for the local workforce and therefore support York's local economy.</p> <p>There are bus routes into York city centre which would also contribute to a flexible workforce with low carbon travel options. Poppleton train station is also approximately a mile from the development, with regular trains into York, which would also support this objective.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that community shops or facilities would be included in the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; 		<p>Likely Significant Effects</p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term in meeting the identified affordable housing need and supporting equal access to housing.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> • Help reduce homelessness; • Promote the safety and security for people and/or property. 			<p>The inclusion of retail units and community services would provide very accessible local services and facilities. Existing local facilities are not considered to be located within an acceptable distance from the site, and there is limited permeability into areas containing these services.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that new services and facilities would be included within the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided will be subject to masterplanning and occupation following development.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p>++</p>	<p>--</p>	<p>Likely Significant Effects</p> <p>There is potential for significant access issues to the development and a large increase in car use, which could result in congestion at the site. The close proximity to the A1237 outer ring road and A59 is also expected to exacerbate congestion in the area, particularly at peak times.</p> <p>Sustainable travel should be promoted through the inclusion of new cycle and foot paths, with links to existing routes. There are frequent bus services into the city centre are available within 400m of the development. Poppleton train station is accessible within a 15 minute walk or 5 minute cycle, which may help reduce car use for journeys into the city. A park and ride is being developed near to the site, however this is not directly accessible from the development.</p> <p>As a result, this has been assessed as a mixed significant positive and negative effect against this objective due to the opportunities for sustainable travel and increased congestion.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A transport assessment and travel plan would be required for the development.</i> • <i>Sustainable transport links to existing pedestrian and cycle routes should be included.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The behaviour of future occupiers and their travel needs.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of inclusion of renewable energy sources in the development is uncertain</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The site is an area of agricultural greenfield land and wildlife is expected to be present on site. The retention of a green buffer along the edge of the development would be important to maintain ecological linkages. Wildlife including occasional skylarks have been recorded on site. Further evidence would be required to fully establish the ecological value of the site.</p> <p>There are no nationally or internationally designated sites adjacent to the development.</p> <p>The loss of a greenfield site which would have supported species and enhanced connectivity has been assessed as a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The green buffer between existing developments and the ring road should be retained as a wildlife corridor.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p style="text-align: center;">--</p>	<p>Likely Significant Effects</p> <p>The site is a greenfield area of classified Grade 1, 2 and 3a agricultural land. Development would result in the loss of the best and most versatile land, and would not result in the reuse of previously developed land.</p> <p>There is the potential for land contamination to be present on site due to a petrol station located to the north west corner of the development. An assessment of ground conditions and any necessary remediation would be required in advance of development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that any identified land contamination would be remediated prior to development.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The closest waterbody is greater than 30m from the site and is not expected to be affected by the development activities. The site is not located within a Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the existing A1237 and A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		<p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required for the development. Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The development of this site has the potential for a detrimental impact upon the compactness of Knapton and York. It would also impact upon the setting and original linear form of Knapton.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy and character of Knapton and York.</p> <p>There is the potential for ridge and furrow to exist on part of the site, however the condition is unknown. Ditches and pits have been recorded from aerial photographs across the site.</p> <p>The site of a historic anti-aircraft battery is located within the proposed development area, and several field boundaries remain which date to at least the mid 19th century. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The condition of ridge and furrow on site is not certain. The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A1237 and A59. Its development will reduce the open countryside between the ring road and the urban fringes and will adversely affect the rural views towards the city. However, the rural character of the adjacent land towards the north-west of the ring road (looking away from the city centre) has already been removed by the creation of North Minster Business Park.</p> <p>The proposed development area impinges upon an area which prevents coalescence between Knapton and York. Development here would impact on the relationship between the village and the city by removing the land that separates the two.</p> <p>The setting of Knapton will be negatively affected by development of this site which would remove the open land previously associated with the village.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>This has been assessed as a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>Significant positive effects were recorded against objective 1 (housing) due to the number of new dwellings, objective 5 (equality) due to the inclusion of affordable housing and accessibility of new facilities on the development and objective 6 (transport) due to the promotion of sustainable travel options. Objective 6 was recorded with a mixed effect, and was also assessed as a significant negative effect due to the exacerbation of congestion. A significant negative effect was also identified for objective 9 (land use) due to the loss of classified agricultural land and the potential for land contamination. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city, accordingly, it has been appraised as having a significant negative effect against Objective 15.</p> <p>Objective 4 (jobs) has been assessed as a minor positive effect due to the generation of short term construction jobs and proximity to employment opportunities, as has objective 13 (flooding) as a result of the low flood risk on site and incorporation of sustainable drainage systems. A minor negative effect was identified against objective 8 (biodiversity) due to the loss of a greenfield site which would have supported species and enhanced connectivity, objective 10 (water) due to the additional pressure on local water resources, objective 11 (waste) as a result of increased waste generation and objective 12 (air quality) due to local deterioration in air quality as a result of increased congestion. Objectives 14 (cultural heritage) was also assessed as minor negative effects due to the impact on historical features on site and the impacts on setting..</p> <p>A mixed minor positive and negative effect was recorded against objective 2 (health) due to the access to open space and healthy lifestyle opportunities and the short and long term potential for noise disturbance. Objective 3 (education and training) was recorded as a mixed minor effect due to the development of trade skills during construction and the lack of accessible secondary school and nurseries, in addition to objective 7 (climate change) due to the potential to increase renewable energy and the increase in greenhouse gas emissions.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the condition of archaeological features on site.</p>			

Site 607: Elvington Airfield

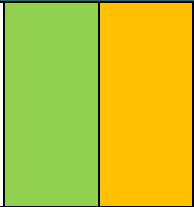
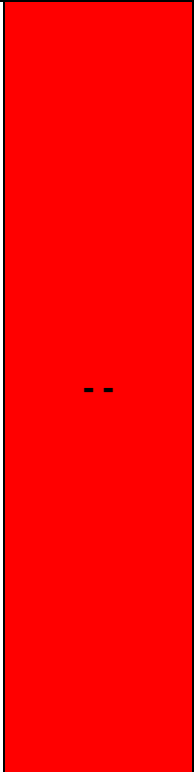
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing 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>Likely Significant Effects</p> <p>This alternative site is forecast to be delivering 3520 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. Based upon the proposed affordable housing policy, the site would have a target to provide 25% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Due to the scale of the development new facilities would need to be accommodated on site on site. This has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. • It is assumed that no retail or community facilities will be included in the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The final number of homes developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>+</p>	<p>-</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>the residences are acceptable.</p> <p>There are no facilities within 800m of the site.</p> <p>Given that this is a former airfield, contamination of the site is a risk. Specifically, there is the potential for ammunition and unexplored hydrocarbons from aviation fuel. A ground conditions survey would be required to ensure that appropriate mitigation and remediation could take place.</p> <p>The site is adjacent to a business park with mixed uses on site. This could mean that areas at the eastern end of the site may be unsuitable for development. Depending on the size of the site being considered, further noise may arise from motorsports (used as currently) and the air museum. A full noise assessment would be required.</p> <p>As a result of the above, a minor negative has been determined for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Access to cycle and footpaths should be considered to create opportunities for recreation.. • A glazing and ventilation strategy would need to be in place for the homes. • Risks of contamination would need to be established through a ground conditions survey to identify risks and appropriate mitigation. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The scale of opportunities for walking and cycling are uncertain. • The level and type of open space proposed in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is no primary school or secondary school located within proximity of the site. .</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and negative effect as a result of the</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>skills development through the construction period and the no availability of local schools.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of students and their educational needs will only be fully determined upon the development's completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	+	-	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>There are limited options for low carbon travel into York city centre due to the lack of frequent bus or train services, which will also reduce the flexibility of the workforce on the development. There is a non-frequent bus that currently passes to the western edge.</p> <p>The site is adjacent to Airfield Business Park and the Yorkshire Air Museum which would both provide jobs within proximity of the site.</p> <p>Development of this site for residential purposes would likely support the overall workforce by providing homes to live in. This would generally support the economy as a whole.</p> <p>Overall this has been assessed as a neutral effect, as the scale of job generation will be limited given the size of the development and there is a lack of workforce flexibility.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i> • <i>It is uncertain whether local facilities will be included in the development.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	+		<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon the current affordable housing policy, the site would need to provide 25% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation. There are no facilities within proximity of the. This could be enhanced further through the creation of pedestrian and cycle access to the village and further facilities on site.</p> <p>Preliminary evidence submitted by the site promoter suggests that facilities could be provided on site to supplement those in the village. .</p> <p>Overall this has been assessed as minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that local services have the capacity to expand for new residents.</i> • <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
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>Likely Significant Effects</p> <p>There is no access to frequent or non-frequent bus routes in vicinity of this site. It is considered that there are limited public transport options to enable a modal shift enough to minimise use of the car. Pedestrian links and cycle routes are also limited with only an adopted highway identified through assessment. It is therefore likely that travel from this location would predominantly be by car. Car journeys are therefore expected to increase as a result of the development which may have implications on congestion on roads linking to the site.</p> <p>The site currently has no access to services and would require a local centre to be located to ensure adequate facilities to serve the local population and minimise short distance trip generation.</p> <p>Initial transport evidence prepared by the site promoter has identified that a bus route would be necessary to serve the site which in the longer term should be self sustaining. This would be combined with other pedestrian and cycle improvements to better connect to the wider village of Elvington. In addition, facilities are proposed on site which could enable local access.</p> <p>On balance, this site has been assessed as potentially having a minor negative and minor positive</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A frequent bus route and options for sustainable modes of travel should be introduced to promote non-car journeys. Further strategic connections for pedestrian and cycle routes should be included to integrate the site into the existing network. Development of local facilities to enable access locally and minimise the use of the car. <p>Assumptions</p> <ul style="list-style-type: none"> Initial transport planning has been undertaken by site promoters. <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs. Ability to implement public transport options that would enable a modal shift away from the car.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>A variety of climate change mitigation measures could be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The developer intends for all dwellings to achieve Code for Sustainable Homes Level 3 and to achieve a 10% reduction in energy use through a 'fabric first' approach to sustainable design.</p> <p>The site should maximise the use of any renewable sources such as solar power or solar thermal in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>Heslington Tillmire is within 500m of the western boundary of the site. In addition, the whole airfield site is designated as a SINC/Candidate SINC. The value of the site as it stands with regard to the adjacent SSSI and the corridor is its open character and bird interest.</p> <p>Elvington Airfield is a SINC/candidate SINC in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna (designated) and for birds (candidate), both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl.</p> <p>It is also potentially an important open habitat linking both the Tillmire and the Lower Derwent Valley. As such this is potentially a very important wildlife site that would be very sensitive to disturbance. A detailed master plan would be needed to more fully assess the impact but large scale development over the majority of the site would severely affect the value of the site.</p> <p>There may be scope for some development at the eastern/ Elvington Road end and on part of the apron but disturbance levels, even from development here could significantly affect the interest. An Appropriate Assessment would be needed not only to consider the impact on the site but also to look at cumulative impacts on the Tillmire and the Lower Derwent Valley.</p> <p>Further survey work is required to establish the specific value of this site. Survey work for birds across the whole site would need to cover at least 2 winters and a summer with significant winter work, as well as more detailed habitat and floral surveys across the site and with invert work done as well.</p> <p>The Airfield itself is a significant part of a corridor linking the LDV and Heath corridors to the Tillmire corridor so it already contributes in a major way to the green corridor policies that development would not necessarily improve or be able to recreate. It may not necessarily be possible to protect the nature conservation interest within the development.</p> <p>Potentially important for passerines in summer and winter and there is wetland habitat to attract waders on adjacent land which would also use airfield. Also potential for overspill from LDV when in flood. In summer, waders are recorded breeding on airfield (at least 3) and very high skylark</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>population.</p> <p>This site has been assessed as having significantly negative effect. Mitigation for the designated SINC grassland is unlikely and there is uncertainty over its relationship with the Lower Derwent Valley SPA.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An Habitat Regulation Assessment would need to be undertaken to understand whether development of this would have an adverse impact on the Lower Derwent Valley SPA.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: #90EE90; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">+</div> <div style="background-color: #FFD700; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">-</div> </div>	<p>Likely Significant Effects</p> <p>The development would involve the reuse of previously developed land. It would be the redevelopment of a former airfield.</p> <p>Given that this is a former airfield, contamination of the site is a risk. Specifically, there is the potential for ammunition and unexplored hydrocarbons from aviation fuel. A ground conditions survey would be required to ensure that appropriate mitigation and remediation could take place.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>For the above reasons, this has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Full ground conditions assessment is required to establish contamination on site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that no further contamination is present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are water bodies within 30m of the site, so there is the potential for negative effects from construction works or the completed development. The site is not located within a Source Protection</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary so no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. The site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Due to the number of homes on the development and the conditions of the existing road network in addition to limited existing sustainable routes for local journeys, congestion is potentially anticipated as a result of the development. This means that traffic from the development may cause a deterioration of local air quality. A full air quality assessment would be required.</p> <p>Overall a minor negative effect is anticipated due to the increase in construction emissions and potential of congestion in the longer term.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The proposed development is located in an area identified as being at low risk of flooding. A flood risk assessment will be required in line with policy FR1 of the Local Plan.</p> <p>Some drainage issues have been identified in relation to surface water flooding on site. Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. This should be in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p>The development has been assessed as having a minor positive effect on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. The site should be laid out to provide an opportunity for any flood water to flow away from homes, and lower lying external areas such as road and parking areas should be designed to temporarily flood during extreme events. Plot levels should be raised at low points within the development and in areas defined as flow paths. Field drains should be cleared of any debris. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>The HIA identifies that this site is the former Elvington military airfield used in World War Two and during the Cold War. A Neolithic axe head has also been found on the airfield site. There is the potential for well preserved archaeology on this site and limited investigations have taken place in this area.</p> <p>Langwith Farm House which borders the site is shown on the First Edition OS Plan and development may harm the historic character of this building.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed housing would have a detrimental impact on the architecture of Copmanthorpe and York in general. Inappropriately tall buildings would also have a detrimental impact upon existing surrounding properties.</p> <p>As a result, this has been assessed as with the potential for a minor negative effect if archaeology of interest was identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further archaeological analysis and mitigation identification is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether significant archaeology is still present on site.</i> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>


SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The HIA identifies that this site is isolated from the village of Elvington and has no association with it. This would therefore have minor negative for compactness of Elvington village particularly given the potential shape of this development.</p> <p>In addition, the HIA identified that the proposed site provides openness to the landscape in this location. Development here would impose itself on the landscape and have a detrimental effect on its character.</p> <p>Whilst evidence by the site promoters has considered ways to mitigate the impact of development in this location, the loss of openness is likely to have a significant negative effect.</p> <p>Overall this has been assessed as a negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>A significant positive effect was recorded against objective 1 (housing) as a result of the significant number of new houses that will be constructed in an area of need. Objective 8 (Biodiversity) was considered as a significant negative given that the site in its entirety is designated as a SINC/candidate SINC and development of the site would result in the loss habitat.</p> <p>A minor positive effect was recorded against objective 5 (equality) as a result of the inclusion of affordable housing and good access to local services and objective 13 (flooding) due to the anticipated uptake of sustainable drainage systems. Objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. A minor negative effect was also recorded against objective 12 (air quality) due to the increase in construction emissions and potential emissions from car travel. Minor objectives were also record for objective 14 (heritage) as there is potential for archaeological remains on the site and objective 15 (landscape) due to development of the site being isolated and out of character.</p> <p>A mixed minor positive effect was recorded for objective 2 (health) due to the improved access to open space and the potential for short term noise disturbance during construction and objective 3 (education and training) due to the enhancement of trade skills and the limited access to educational facilities, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions. Objective 9 (land use) was assessed as a minor positive effect due to the reuse of previously developed land but potential risk of contamination Objective 6 (transport) was given a mixed effect reflecting the lack of current available sustainable travel modes and the potential to implement these through development. Objective 4 (jobs) was assessed as minor positive and due to the site supporting the workforce through new homes but current lack of access to access them easily.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the presence or condition of any archaeological remains.</p>			

Site 691 – Amalgamated Sites East of Monks Cross

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development of 512 new homes is expected to make a significant contribution towards meeting the housing needs of the population. The development would deliver a large number of new dwellings in an area of known housing need. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards meeting the affordable housing need in the long term.</p> <p>Retail units are not expected to be included on the development site due to the close proximity of the Monks Cross shopping park, which contains key retail facilities. Further retail development at Monks Cross has the potential to undermine the role and function of retail within York city centre.</p> <p>Due to the anticipated scale of new housing to be delivered, this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>It is assumed that no retail or community facilities will be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There are no residential areas adjacent to the site so construction noise is not expected to cause local disturbance. In the longer term, noise from the A1237 and link road have the potential to disturb residents on the new development.</p> <p>There are no healthcare services within 800m of the development, and there is limited access to open</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 			<p>space.</p> <p>Open space and sports areas would need to be provided on site to ensure access to outdoor leisure activities. Connections to cycle routes and footpaths should also be made to promote healthier lifestyles.</p> <p>No land contamination issues have been identified for the development area.</p> <p>A minor negative effect has therefore been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A noise assessment should be performed and a strategy put in place if necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	--	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There are no nurseries, primary or secondary schools within 800m of the site. The capacity of existing schools beyond this distance to accept additional students would need to be determined.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and significant effect on this objective due to the promotion of trade skills and lack of educational facilities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>developments completion and occupation.</i></p> <ul style="list-style-type: none"> <i>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • 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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>The retail facilities at Monks Cross shopping park may also provide jobs for some of the new residents, so the development may support the housing needs of the local workforce. The shopping park could be accessed through sustainable travel means if incorporated into the development, which would also help promote a low carbon economy.</p> <p>Frequent bus routes into York city centre will also help promote a flexible workforce for the future.</p> <p>Long terms jobs are not expected to be generated on the development as new community facilities are not planned to be included.</p> <p>Overall this has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that community shops or facilities will not be included in the development.</i> • <i>Assumed that existing local employment opportunities will be accessible by sustainable travel means.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and 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; 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term in meeting the identified affordable housing need and supporting equal access to housing.</p> <p>Although new community facilities are not expected to be included in the development, services and facilities are accessible at the Monks Cross shopping park, which is in close proximity to the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		<p>development. Overall this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that no new facilities will be included in the development and that the shopping park will be easily accessible.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>++</p>	<p>Likely Significant Effects</p> <p>Additional traffic on the A1237 outer ring road and Monks Cross link road has the potential to exacerbate congestion in the area.</p> <p>There are frequent bus services available within 400m of the development, and a Park and Ride stop accessible within 400m of part of the site, which could help minimise car use from the new development.</p> <p>Cycle routes and footpaths to nearby areas such as the Monks Cross shopping park should be included to promote sustainable forms of travel and remove the need for a number of short car journeys.</p> <p>This has the potential for a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing public transport routes can be linked into the new development.</i> <i>Cycle paths and walkways would be incorporated into the development to provide access to local areas.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; 	-		<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated biodiversity sites on or adjacent to the development area.</p> <p>The site currently forms part of a green corridor into York city centre. Development of the site could result in a loss of areas of biodiversity, and the development would need to retain areas of green space to ensure that habitat connectivity is maintained. In particular, this area is known for having great crested newts and previous development has used this corridor to mitigate and enhance the environment for GNCs. This site would need to establish the full ecological value of this site to ensure suitable mitigation could be identified.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<p>This has been assessed as a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The proposed development is on an area of greenfield Grade 2, 3a and 3b arable land. This would result in the loss of the best and most versatile agricultural land. Pylons are present on the site which would remain in place, resulting in areas which could not be developed.</p> <p>No notable issues relating to land contamination have been identified. An assessment of ground conditions would be required prior to development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>The loss of a greenfield agricultural site has been assessed as a significant negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether contamination is present on site.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development. Drainage dykes are present around the edge of the site, which are at risk of contaminant and sediment runoff from construction activities and should be protected. The site is not located within a Source Protection Zone.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water’s Water Resources Management</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>No effects are anticipated on AQMAs, with the closest AQMA located over 500m from the development.</p> <p>Future occupiers may be negatively affected by possible poor air quality from traffic and congestion on the A1237 outer ring road at the northern edge of the site due to. This has the potential to be a long term effect.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Pedestrian and cycle paths should be incorporated to help promote uptake and reduce car use.</p> <p>Due to the proximity of the A1237 with the potential to cause long term local air quality issues and the expected increase in local traffic, this has been assessed as a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment should be performed and any mitigating measures implemented. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and availability and uptake of sustainable transport options is not certain.

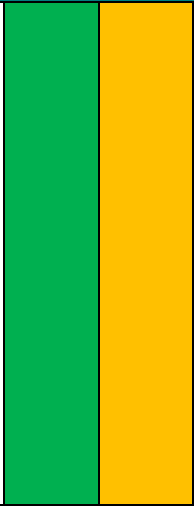
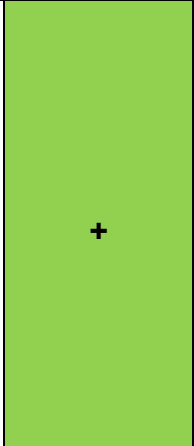
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>+</p>	<p>Likely Significant Effects</p> <p>A negative effect on flood risk is not anticipated as the proposed development is located in an area identified as being at very low risk of flooding. A flood risk assessment will be required in line with policy FR1 of the Local Plan.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. This should be in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p>The development has been assessed as having a minor positive effect on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development is expected to result in a minor impact on compactness as site is located some way from city centre area. The site forms part of the green wedge forming York's historic character and setting.</p> <p>The character and rural setting of the scattered farmsteads to the east of York would be negatively impacted by large scale development in this area. The distance between the urban fringes and the scattered farms surrounding the eastern edges of the city would be reduced by the development.</p> <p>Inappropriate scale or low quality architecture/craftsmanship would have a detrimental effect on the architectural legacy of York in general.</p> <p>Without appropriate archaeological mitigation, the development would have a destructive impact on archaeological deposits which may relate to the prehistoric and Roman period.</p> <p>High quantity legible non designated historic landscape features exist across the site including ridge and furrow, medieval and post-medieval field boundaries. Ridge and furrow may protect earlier landscape features lying beneath it. The former York to Beverley railway (1847) once ran across the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Development on the site which did not retain or respect the existing visible historic grain would be detrimental to the area.</p> <p>This has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological assessment and mitigation measures would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>Development of the site would remove the field margin between the ring road and urban areas, impacting on the open rural setting of the city. This is perhaps of lower importance towards the northern end of the ring road where it meets the Monks Cross Link Road, but the proposed development site would potentially allow development along almost the whole length of the ring road between Hopgrove and the Link Road roundabout. The Link Road currently forms a natural boundary to the urban area.</p> <p>High quantity landscape features exist across the site which would be removed or negatively impacted by development.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further landscape analysis and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Significant positive effects have been determined against objective 1 (housing) due to the increase in housing provision, objective 5 (equality) due to the expected inclusion of affordable housing and access to services on the adjacent Monks Cross shopping park, and objective 6 (transport) as a result of the access to sustainable transport options from the development. A significant negative effect was recorded against objective 9 (land use) due to the loss of classified greenfield land.</p>			
<p>Objective 3 (education and training) was assessed as having a mixed significant negative and minor positive effect due to the lack of educational establishments and the development of trade skills during construction. A minor positive effect was also recorded against objective 4 (jobs) due to the generation of construction jobs and potential employment opportunities at the adjacent shopping park and objective 13 (flood risk) due to the low risk of flooding and expected update of sustainable drainage systems.</p>			
<p>A minor negative effect has been recorded for objective 2 (health) as a result of potential long term noise disturbance and lack of healthcare facilities, objective 6 (transport) due to the anticipated additional congestion in the area, and objective 8 (biodiversity) due to the potential loss of wildlife habitats from development on greenfield land. Objective 10 (water) has also been assessed as having a minor negative effect due to the potential deterioration of local water quality, as has objective 11 (waste) as a result of waste generation from the development and dwellings, and objective 12 (air quality) due to the impact of congestion on local air quality. Objectives 14 (cultural heritage) and 15 (landscape) were also recorded as minor negative effects due to the impact on character, rural setting and landscape features.</p>			
<p>A minor mixed positive and negative effect was identified against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p>			
<p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 763 – Land West of Upper Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing and future housing stock; • Locate sites in areas of known housing need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Delivery of 244 new dwellings would contribute towards meeting the needs of the population by increasing the housing stock in an area of known need. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the remaining size of the development site, it is not expected that new facilities will be included on site. There is also a noted lack of suitable access to Poppleton village and its existing services. As a result of the additional houses but limited access to community facilities, this has been assessed as a mixed significant positive and minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Provision of access to Poppleton village and its facilities would help to meet community needs.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> • <i>It is assumed that no new communities facilities would be included as part of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The proposed development site partly comprises of existing open space. Development would result in the loss of open space and a reduction in outdoor leisure activities. Areas of open space could be included in the development, but it is currently uncertain whether these would exceed the loss. There is also access to a variety of existing areas of open space that are assumed to be accessible from the development.</p> <p>The development should support walking and cycling, and good connections with existing pedestrian/cycle networks should be provided, however the scale of these opportunities is currently</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>uncertain.</p> <p>Doctors facilities are available within 400m from some parts of the development.</p> <p>Construction noise may cause short term disturbance for the small number of properties adjacent to the northern development parcel. No health impacts are expected as a result of the development location.</p> <p>No ground contamination issues have been identified at this stage, however an assessment should be undertaken prior to development.</p> <p>It is anticipated that a mixed significant positive and minor negative effect will arise for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Access to cycle and footpaths should be included in the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that existing areas of open space are accessible from the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of opportunities for walking and cycling are uncertain.</i> • <i>The level and type of open space proposed in the development is uncertain.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school within 400m of some parts of the development area. The closest secondary school is 800m from the site but with limited accessibility due to major barriers such as the train line and an A road. The extent of additional capacity to accommodate students from the new development would need to be established.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. It is assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+		<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development.</p> <p>The Northminster business park would be accessible from the development, so the development may support housing for the local workforce and therefore support York's economy. If access is available to Poppleton train station, there would be regular trains to York city centre, helping to promote a flexible workforce.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Cycle routes or footpaths to the train station and bus stops would help promote sustainable travel and a low carbon economy. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; 	+	-	<p>Likely Significant Effects</p> <p>The development is expected to contribute the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>While the facilities of Poppleton village are not located far from the site, the development area is currently cut off from the village with limited access. It is also assumed that new facilities will not be included in the development due to its size. This does not contribute towards providing accessible services for the local community.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 			<p>As a result, a mixed minor positive and negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of access to existing local facilities would support equality and access on the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The nature and scale of facilities and services provided on the site will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	++	-	<p>Likely Significant Effects</p> <p>The development is within a 15 minute walk and 5 minute cycle ride from Poppleton train station which has services into York city centre. Bus routes also run into the city, with frequent bus services available within 400m of the site. Access to these services should be provided through the development. However, the remaining parcel of land outside of primary constraints is isolated from the village.</p> <p>Additional vehicle journeys are expected to arise as a result of the development, which may contribute to any local congestion on the A59 and A1237. The site is also identified as having no suitable access currently in place.</p> <p>This has been assessed as a mixed significant positive effect and minor negative against the transport objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment should be performed for the site. Access to public transport in Poppleton and sustainable transport links to existing pedestrian and cycle networks should be included. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that Poppleton train station and bus services are accessible from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>There is the potential to incorporate climate change mitigation through the design and layout of the site and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. Uptake may be limited due to the smaller size of the development site.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<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>-</p>	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the development.</p> <p>The site is an area of agricultural greenfield land and wildlife is expected to be present on site. Further work would be required to establish the ecological value of the site. The loss of a greenfield site which would have supported species and enhanced connectivity has been assessed as a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The proposed site is an area of agricultural Grade 1 and 3b greenfield land. Development would result in the loss of some of the best and most versatile land, and would not involve the reuse of previously developed land.</p> <p>Land contamination issues have not been identified for the site at this stage, however a land quality assessment would be required along with any identified remedial measures.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; 	<p>-</p>	<p>Likely Significant Effects</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
quality.	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		<p>There are waterbodies (small streams or ditches) both on site and adjacent to the development area. These water resources are at risk of contamination from construction activities which has the potential for a negative effect on water quality in the short or medium term. The site is not located in a Source Protection Zone.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
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 efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
reuse and recycling.			<p>various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is over 500m from the boundary of the site. This is not expected to be affected during development or once the site is completed.</p> <p>An increase construction emissions and local traffic may result a reduction in local air quality, although the effect may be more modest than for other sites due to the scale of the development.</p> <p>This has been assessed as having a minor negative effect on air quality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	- -	<p>Likely Significant Effects</p> <p>The development has the potential for a detrimental impact on the compactness of Upper Poppleton. Although the original village has already been substantially extended, this proposed area of extension may potentially double the size of the settlement. Almost all of the site falls within an area identified as protecting the village setting, which would be lost if development took place.</p> <p>Inappropriate scale or low quality architecture/craftsmanship could have a detrimental impact on the architectural legacy and character of Upper Poppleton.</p> <p>The site impinges into the Upper Poppleton Conservation Area which may mean that new development could impact upon the historic character of the village. Grade II Beechwood House and other listed buildings are located near to the proposed development, which may have an impact on the buildings and their setting.</p> <p>Development would have a detrimental impact on any surviving archaeological deposits and existing landscape features. This includes historic field boundaries found within the site which form part of the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>village setting, and ridge and furrow in unknown condition which is recorded on some parts of the site. This has the potential for a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <i>Further architectural and craftsmanship analysis and mitigation is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i> <i>The condition of the recorded ridge and furrow is unknown.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The proposed development site forms part of the open countryside and rural setting of Upper Poppleton, and development would remove a significant amount of the existing open fields. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>Views towards the city centre from the site may be possible, however development may impact upon these potential vantage points.</p> <p>Overall this has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>Significant positive effects were identified against objective 1 (housing) due to the contribution towards meeting housing needs from the construction of new dwellings, objective 2 (health) as a result of access to existing open space and the promotion of healthy lifestyles, and objective 6 (transport) due to the available sustainable transport infrastructure. Significant negative effects have been recorded against objective 9 (land use) due to the loss of agricultural greenfield land. Significant negative effects were also determined against objectives 14 (cultural heritage) and 15 (landscape) due to the extension of the village and effects on setting, historic character and vantage points.</p> <p>A minor positive effect was recorded against objective 3 (education and training) due to the proximity of primary and secondary schools and the enhancement of construction skills through job generation and against objective 4 (jobs) due to the provision of construction jobs and access to the local business park. Objective 13 (flooding) was also assessed as a minor positive effect due to the low flood risk on site and incorporation of sustainable drainage systems.</p> <p>Objective 1 (housing) had a minor negative effect recorded due to the lack of access to existing services in Poppleton village, as did objective 2 (health) due to the loss of existing open space and short term construction noise disturbance. A minor negative effect was also recorded against objective 6 (transport) due to the increase in local congestion, objective 8 (biodiversity) due to the loss of greenfield habitats, and objective 10 (water) due to the potential for the deterioration of water quality for waterbodies on and adjacent to the site and local water resources. Objective 11 (waste) was recorded as a minor negative effect due to the increased waste generation, as was objective 12 (air quality) as a result of a potential reduction in local air quality from HGV movements and increased traffic.</p> <p>Objective 5 (equality) was assessed as a mixed minor positive and negative effect due to the provision of affordable housing and lack of access to existing village facilities, in addition to objective 7 (climate change) due to the potential for renewable energy generation and the increase in greenhouse gas emissions.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the condition of archaeological features on site.</p>			

Site 764 – Land west of Millfield Lane, Upper Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development is a large site which would make a very significant contribution to meeting the local population’s housing needs, with 2,586 new dwellings. This development in an area of known need would provide a new community that is able to meet a variety of housing needs. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards meeting the affordable housing need in the long term.</p> <p>Information from the developer indicates that this could include specialist housing, student accommodation and community facilities, in addition to retail and employment uses. It will be important that a balanced and mixed settlement is created to meet the local needs.</p> <p>In order to meet the needs of the new resident’s local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available, and that undue pressure is not put on existing facilities elsewhere.</p> <p>The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>The development has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and the nature of community facilities developed on this site will be subject to masterplanning and an associated planning application.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>During construction, there may be some disturbance for users of the Northminster business park when construction occurs in close proximity. Additionally, due to the expected timescales of up to 10 years to complete the development, earlier residents may experience disruption and noise while later parts of the site are completed.</p> <p>Northern parts of the site are adjacent to the A59 and a railway line. Noise from the road and trains has the potential to cause long term disturbance to residents if dwellings were constructed in this part of the site. The site is also adjacent to Northminster Business Park which has a range of industrial uses on site. There is potential for this to have a detrimental impact on people's health and well-being. A noise survey and assessment of safety due to this -would be required prior to development. In addition, a vibration assessment may be required to establish if there would be any detrimental impacts on residents.</p> <p>There is currently limited access to open space from the development. Information from the developer indicates the intention to include open space on the site, and the opportunity to provide new footpaths and cycle ways. This should improve access to open space and encourage healthier, more active lifestyles for residents.</p> <p>There are no healthcare facilities located within 800m of the development.</p> <p>No issues with ground contamination have been identified at this stage. A land quality assessment and any recommended remedial work would be required prior to development.</p> <p>Due to the above factors, a minor negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A noise assessment should be performed and a strategy put in place if necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of open space will be subject to masterplanning.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • 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. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: #90EE90; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">+</div> <div style="background-color: #FFD700; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">-</div> </div>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>The closest secondary school is within 800m of the site but access is impeded by major barriers such as the train line and A road. Nurseries and primary schools are not available within 800m of the development.</p> <p>Given the scale of the site, this may require new school provision to be included in the development. Schools should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>In addition, new retail and employment opportunities on the development would also contribute to development of skills.</p> <p>This has been assessed as a mixed minor positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development. This may include the provision of new schools.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i> • <i>The capacity of existing schools to accept additional students from the development is not certain.</i> • <i>The scale of new employment opportunities generated on the development is not yet known.</i>
<p>4. Create jobs and deliver growth of a sustainable, low</p>	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; 	<div style="background-color: #00FF00; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">++</div>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
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>development of the site. These may be significant in scale due to the site of the construction project.</p> <p>In the longer term, retail and employment opportunities are expected to be delivered on site which would contribute to local economic growth and business success. This would be positive for York's economy but the scale of this should be appropriate to ensure that this out-of-city location does not become a competing destination to established employment or leisure facilities within York.</p> <p>The development is adjacent to the Northminster business park, so the development may support jobs in that location. The developer has indicated that new cycle and pathways would be incorporated into the development, and it is assumed that these would include links to Poppleton train station and existing bus routes. Access to the city centre through sustainable transport would help promote a flexible workforce and a low carbon economy.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that new cycle and footpaths would connect to Poppleton train station and bus routes to York city centre.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i> • <i>The scale of employment opportunities on the development is not certain.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	++	<p>Likely Significant Effects</p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term in meeting the identified affordable housing need and supporting equal access to housing.</p> <p>The inclusion of retail units and community services would provide very accessible local services and facilities without the need to travel. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access in the site is within a 5- 10 minute walk. The impact on existing facilities would need to be determined prior to development.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> The level of facilities and services is commensurate to the scale of population. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new services and facilities would be included within the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The increase in traffic from the large development is likely to exacerbate congestion on the A59 and A1237 outer ring road.</p> <p>There are opportunities for supporting sustainable travel from the site in order to help reduce car usage. The developer has indicated that new cycle and pathways would be incorporated into the development.</p> <p>There are frequent bus services available within 400m of the site, in addition to a train station within a 15 minute walk or 10 minute cycle, and a Park and Ride stop accessible within 400m from parts of the site. The developer is proposing an extension to the local park and ride, which would also contribute to supporting sustainable travel options and reducing car use.</p> <p>Overall this represents a positive contribution towards sustainable transport, however the anticipated increase in car journeys as a result of the size of the site has the potential for a negative effect on congestion.</p> <p>As a result, this has been assessed as a mixed significant positive and minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment and travel plan would be required for the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that new cycle and footpaths would connect to Poppleton train station and bus routes to York city centre. <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects 	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>a managed response to its effects.</p>	<p>of climate change;</p> <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. 	<p style="background-color: #90EE90; text-align: center;">-</p>	<p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions.</p> <p>The developer has indicated an intention to include solar energy and ground source heat pumps, and these installations should be maximised to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and the expected renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of inclusion of renewable energy sources in the development is uncertain</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	<p style="background-color: #FFD700; text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>There are no locally or nationally designated areas on or adjacent to the site.</p> <p>Mature hedges and trees are situated around the boundary of the site. These should be retained to avoid the loss of habitats and to maintain connectivity of green infrastructure.</p> <p>Further survey work would be required to establish the ecological value of this site.</p> <p>As the development would result in the loss in an area of greenfield land, this is expected to have a minor negative effect on biodiversity due to the loss of habitats and green infrastructure.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Mature trees and hedges should be retained on site.</i> <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The site is an area of classified Grade 1 and 3 agricultural land, so its development would result in some of the best and most versatile soils. It is a greenfield site which has had no former development.</p> <p>No issues associated with land contamination have been identified. An assessment of land quality would be required in advance of development, and mitigating measures included if necessary.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • It is uncertain whether contamination is present on site.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>There is a waterbody (small stream or drainage dyke) adjacent to the development area and the site is surrounded by drainage dykes. The close proximity to the large scale construction works puts the waterbody at risk of contamination and a reduction in water quality over the short to medium term.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <i>The site should be incorporated into the citywide recycling schemes and occupants be</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and any possible remediation is unknown.</i>
<p>12. Improve air quality.</p>	<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>-</p>	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is over 500m from the boundary of the site. This is not expected to be affected during development or once the site is completed.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Cycle and pedestrian routes are expected to be incorporated into the development in addition to an expansion to the park and ride, so sustainable transport will be promoted to help minimise car use. Despite this, some increase in car journeys is expected with an associated reduction in local air quality.</p> <p>As a result of the above factors, this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An air quality assessment should be performed and any mitigating measures implemented.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of additional vehicle emissions and availability and uptake of sustainable transport options is not certain.</i>

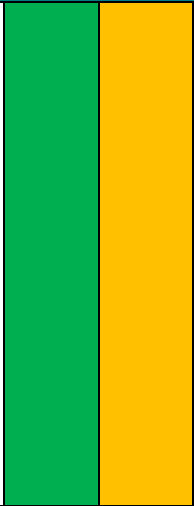
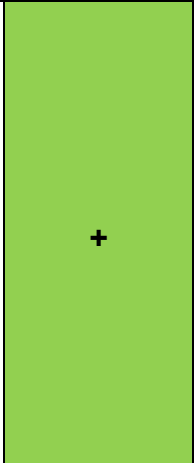
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>--</p>	<p>Likely Significant Effects</p> <p>The development intersects an area of flood zone 3a. This is an area at high risk of flooding so has the potential for a negative effect on flood risk.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>This has been assessed as a significant negative effect against this objective due to the flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Assumed that the site remains in flood zone.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development here has the potential for a significant detrimental impact on the compactness and setting of Upper Poppleton, as the proposal would create a substantial additional community adjacent to the village, separated by a main road..</p> <p>Inappropriate scale or low quality architecture/craftsmanship could also have a detrimental impact on the architectural legacy and character of Upper Poppleton.</p> <p>Historic field boundaries exist within the site and form part of the village settings of Poppleton and Knapton. Ridge and furrow in unknown condition is recorded in the north-east corner of the site. Huntsham Farm (formerly Moor House) and Prospect Farm (formerly Poppleton Moor House) date to at least the mid 19th century. Development would have a detrimental impact on any surviving archaeological deposits, existing landscape features and setting of rural historic buildings.</p> <p>Overall this has been assessed as a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological assessment and mitigation measures would be required.</i> <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>The proposed development site forms part of the open countryside and rural setting of Poppleton, Knaption and the city of York. Development would remove a significant amount of these open fields which would impact upon this setting.</p> <p>This development will be significantly visible from the A59 and ring road impacting on the rural setting of the city and the villages as you approach York from the south, north and west. Development on this site will also reduce the area of coalescence between Knaption and Upper Poppleton.</p> <p>This has been assessed as having the potential for a significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape analysis and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Significant positive effects have been identified against objective 1 (housing) due to the high number of new dwellings to be included on the development, objective 4 (jobs) as a result of short term construction jobs, longer term retail employment on the development, and proximity to existing employment opportunities at the adjacent business park. Access to new facilities within the development and inclusion of affordable housing has also resulted in a significant positive effect being recorded against objective 5 (equality), and against objective 6 (transport) due to the opportunities for sustainable transport.</p> <p>A significant negative effect has been determined against objective 9 (land use) due to the loss of greenfield agricultural land and objective 13 (flooding) as the site is located in an area at high risk of flooding and objective 15 (landscape) due to the perceived significant visual impact.</p> <p>A minor negative effect has been recorded against objective 2 (health) as a result of the short and long term noise disturbance and limited access to open space and healthcare facilities, as well as for objective 6 (transport) due to the increased congestion anticipated from additional car journeys. A minor negative effect was also recorded against objective 8 (biodiversity) due to the loss of habitat, objective 10 (water) due to the potential effects on water quality for the waterbody adjacent to the development and pressures on local water resources, objective 11 (waste) as a result of increased waste generation and objective 12 (air quality) due to HGV movements and local congestion causing a reduction in air quality. Objectives 14 (cultural heritage) have also been recorded as minor negative effects due to the archaeological features present on site and the impacts on local character.</p> <p>A mixed minor positive and negative effect was determined for objective 3 (education and training) due to the enhancement of trade skills and the limited access to nearby schools. This was also assessed against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 778 – Land West of Chapelfields

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development would deliver 311 new homes in an area of known housing need. This would promote long term improvements to the future housing stock and help to meet the needs of the local population through the delivery of a large number of new homes. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a long term positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the scale of the development it is not expected to incorporate community facilities or retail units.</p> <p>As a result this has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Provision of new facilities should be included in the development if possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that local facilities will not be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>++</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The developer plans to include 5 hectares of open space in the development, which would enhance outdoor access and promote outdoor leisure opportunities. It is also planned for the development to include pedestrian and cycle routes through the development which would also contribute towards the promotion of a healthier lifestyle. A managed meadow is proposed adjacent to the ring road which would promote outdoor activities such as dog walking. There is also access to a significant number of existing areas of open space.</p> <p>The site is located within 250m of a closed landfill, so there is the potential for land contamination to be present dependent on pollutant pathways and the integrity of any containment measures. An assessment of ground conditions must be performed in advance of development, and any and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>remedial work undertaken if necessary to ensure that the land does not pose risks to health.</p> <p>The edge of the Chapel Fields residential area may experience short term noise disturbance during the construction period. The western edge of the new development is adjacent to the A1237 outer ring road, which has the potential for long term noise issues for residents. This is expected to be mitigated by the developer's plans to locate the new dwellings on the eastern part of the land parcel in order to incorporate acoustic buffering in the development.</p> <p>Doctors facilities are accessible within 800m from some parts of the proposed development.</p> <p>Overall this has been assessed as a mixed significant positive and minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Noise and ground quality assessments would be required prior to development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>A primary school and a nursery are located within 400m of some parts of the development site. A secondary school is not present within 800m of the development. The capacity of the nearby schools to accept additional students would need to be determined.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy EST1 of the Local Plan. <p>Assumptions</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students.
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>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>Employment opportunities are not expected to be generated on the development itself.</p> <p>The site is approximately 1.5 miles from the Northminster business park, so could provide residences for the local workforce and contribute to local economic growth. There are not significant sustainable transport options from the site, so low carbon commuting into York city centre would be a limited possibility.</p> <p>This has been assessed as a minor positive effect against his objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that there will be no long term retail or other employment opportunities in the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	-	<p>Likely Significant Effects</p> <p>The development is expected to contribute towards the provision of affordable housing to help support equal access to housing. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site.</p> <p>The closest local facilities are further from the development than the recommended 400m for accessibility. The closest services are not considered to be within walking distance of the site and as such the development will not contribute to the accessibility of local facilities. Due to the size of the site it is also assumed that facilities are not to be included within the development itself.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>This has been assessed as a mixed minor positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of new facilities within the development would enhance accessibility. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	-	<p>Likely Significant Effects</p> <p>The site's location adjacent to the A1237 has the potential to exacerbate congestion through additional vehicle journeys generated by the development. Information from the developer indicates that the number of extra journeys per hour is not expected to be high, so significant impacts are not anticipated. Improvements to the local road network have the potential to mitigate part of all of these effects.</p> <p>There are frequent and non-frequent bus services within 400m of the development. A railway station is also within a 15 minute cycle ride. The developer indicates that good pedestrian and cycle routes to surrounding sites and facilities are anticipated, which should encourage uptake of sustainable transport.</p> <p>Overall this has been assessed as a mixed minor positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Undertake transport assessment and local highway improvements if necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether there will be improved access to walking/cycle routes.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>response to its effects.</p>	<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. 		<p>emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions.</p> <p>The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 		<p>Likely Significant Effects</p> <p>A drainage ditch along the eastern side of the site drains into a Site of Local Interest for Nature Conservation. There are also two SINCs in Acomb Grange to the east of the site. These areas are not expected to be significantly affected by the development, however they may experience some negative effects as a result of changes in drainage. Development on a greenfield site could also result in the loss of habitats.</p> <p>A managed meadow is proposed next to the ring road which would help to maintain ecological connectivity, however there is uncertainty over the scale of ecological value that this area may have. The site is also bound by and includes a number of mature trees and hedgerows, which should be retained where possible.</p> <p>There are no nationally or internationally designated sites in or adjacent to the proposed development area.</p> <p>Overall this has been assessed as a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An ecological assessment would be required for the site in addition to implementation of any</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>mitigation measures identified in the assessment.</i></p> <ul style="list-style-type: none"> • <i>Mature trees and hedgerows should be retained where possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The site is an area of Grade 2 arable greenfield land so its development would result in the loss of some of the best and most versatile land. A cottage which is not part of the development has already been constructed on the area of land, but there has been no other known development on the site.</p> <p>The site is located within 250m of a closed landfill site so there is the potential for contaminants to have migrated to the development area. A land quality assessment would be required plus remedial work if necessary to ensure that the land is safe and suitable for use.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>The loss of greenfield agricultural land has been assessed as a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Any identified ground contamination would be remediated prior to completion of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no surface waterbodies on or adjacent to the site. A drainage ditch is present at the eastern edge of the site which drains into a nearby ecological area. While this may be at risk of contamination and runoff from the short term construction activities, an impact on rivers or groundwater is not anticipated.</p> <p>The increase in local population due to the new dwellings is expected to increase the demand on water resources. This has the potential for a long-term negative effect on water quality. Yorkshire</p>

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			<p>Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>As a result of the above factors, a minor negative effect has been assessed against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site and is not expected to be affected by the development or additional traffic in the longer term. Limited opportunities for sustainable transport have been identified at this stage, so a minor deterioration of local air quality may occur due to the extra vehicle journeys and potential congestion.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Inclusion of pedestrian and cycle paths would help promote the uptake of sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.

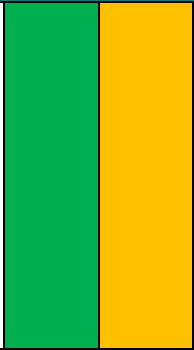
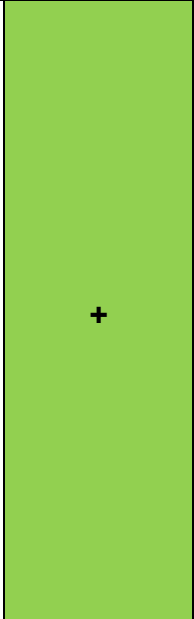
SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>+</p>	<p>Likely Significant Effects</p> <p>The site is in flood zone 1, which is an area at low risk of flooding. A flood risk assessment (FRA) will be required in line with policy FR1 of the Local Plan.</p> <p>It is expected that sustainable drainage systems (SUDs) will be incorporated into the development to help manage surface water flows on site. Attenuation ponds are also envisaged by the developer. There is a drainage ditch along the eastern edge of the site which should aid surface water management, however changes in drainage should not be permitted to affect the local ecological areas which receive the run off.</p> <p>Additionally, the outflow from ground water and/or land drainage will not be permitted to enter public sewers in line with policy FR3. As a greenfield site, run off must comply with a runoff rate of 1.4l/sec/ha.</p> <p>This has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A flood risk assessment is required for the site. • In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques such as attenuation ponds. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of this site would have a detrimental impact upon the compactness of York. There may also be potential negative effects from the merger of the new development with established and distinct estates such as Chapelfields.</p> <p>The distance between York’s suburbs and scattered farmsteads to the west of the ring road would also be reduced by the development, which would have a negative effect on their rural setting and character.</p> <p>The site is situated immediately to the west of Acomb Grange which formed part of the estate of St Leonard’s Hospital from the early 12th century through to the early 16th century, which played a significant role in the religious and civic life of the medieval city. The limited archaeological work which has taken place on the site demonstrates the presence of and further potential for well-</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>preserved, waterlogged organic deposits of medieval date on this site.</p> <p>Acomb Grange is therefore a rare and important site both in a national context and in the context of the medieval archaeology of the City of York. The important historical association, the well-preserved medieval waterlogged deposits, and the surviving medieval topographic and landscape features make this site an unscheduled site of national importance.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Inappropriate scale or low quality architecture/craftsmanship would also have a detrimental impact on the architectural legacy and character of York.</p> <p>There are no designated sites within the development area.</p> <p>Overall this has been assessed as having the potential for a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> • <i>Investigation of the ditches and moats around Acomb Grange is required, as there is the potential for medieval fish ponds or gardens.</i> • <i>An archaeological assessment and mitigation measures would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>- -</p>	<p>Likely Significant Effects</p> <p>The development of the site would adversely affect the rural setting west of York by removing the green interface between the ring road and urban fringes of the city.</p> <p>Semi-rural character and views from Grange Lane would be impacted by development to the fields either side of it.</p> <p>This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>This has the potential for a significant negative effect against this objective.</p>

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			<p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape analysis and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the additional provision of new housing in an area of need and against objective 2 (health) due to the access to existing areas of open space and healthcare facilities. A significant negative effect was also recorded against objective 9 (land use) due to the loss of greenfield land and potential contamination on site. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city. As a result a significant adverse effect was recorded against Objective 15.</p> <p>Objective 3 (education and training) was identified as a minor positive effect due to the promotion of construction skills and the proximity of local primary schools. A minor positive effect was also recorded against objective 4 (jobs) due to the short to medium term generation of construction jobs and the proximity to Northminster business park, and against objective 13 (flooding) due to the expected uptake of sustainable drainage systems.</p> <p>A minor negative effect was identified for objective 2 (health) due to the potential for short and long term noise disturbance and objective 8 (biodiversity) due to the potential impacts to an adjacent local conservation site. Objective 10 (water) was assessed as a minor negative effect due to the potential reductions in local water quality, as was objective 11 (waste) as a result of increased waste generation and objective 12 (air quality) due to local deterioration in air quality from increased congestion. Minor negative effects were also recorded against objective 14 (cultural heritage) as a result of the potential impacts on medieval archaeology.</p> <p>A minor mixed positive and negative effect was identified against objective 5 (equality) due to the provision of affordable housing and lack of access to local facilities, objective 6 (transport) due to the opportunities for sustainable transport in addition to increased local congestion, and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development.</p>			

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The proposed development is located in an area of known housing need. It is expected to deliver 141 new homes to the area, which would contribute significantly towards meeting the needs of the population. Based upon the proposed affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the size of the site, community facilities are not expected to be included within the development.</p> <p>Overall this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>++</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site has access to significant areas of existing open space. Open space should also be included within the development to provide additional access to leisure opportunities. It is uncertain whether pedestrian and cycle paths would be included in the development. These should be included and connect with existing routes to promote outdoor activities.</p> <p>Construction activities may cause short term disturbance for the existing residences on the eastern side of the site. This would be temporary in duration. Longer term, there are not anticipated to be any noise impacts at the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>There are no identified concerns regarding land contamination or the safety of the site.</p> <p>Part of the site has access to healthcare facilities within 800m.</p> <p>Overall this has been assessed as having a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Open space and pedestrian and cycle routes should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 		<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school in Elvington village and a nursery within 400m of some parts of the proposed site. This should support the provision of education for children on the development. The nearest secondary school is situated over 800m from the site. The capacity of the nearby schools to accept additional students would need to be determined.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the size of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> • 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. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: #90EE90; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">+</div> <div style="background-color: #FFD700; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">-</div> </div>	<ul style="list-style-type: none"> • <i>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</i> <p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. Longer term jobs after the construction period are not anticipated at the development if no local facilities are included on site. Some enhancement of existing local facilities in Elvington village may be required, which has the potential for minor economic enhancement.</p> <p>There is an industrial estate located approximately a mile from the centre of Elvington village which may be supported by the residents of the new development. It is assumed that the majority of employment opportunities would predominantly be focussed in the city of York, with limited potential to enhance employment and growth in the local area of the development. Buses into the city centre need to be assessed through a transport assessment, however the services are not located close enough to the development for a flexible workforce.</p> <p>As a result, this has been assessed as a mixed positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A transport assessment is required to review bus services and stops.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that no on-site businesses are proposed as part of the development.</i> • <i>Assumed that existing facilities may be enhanced as a result of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
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. 	<div style="display: flex; justify-content: center; align-items: center;"> <div style="background-color: #90EE90; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">+</div> </div>	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long-term contribution towards the need for affordable accommodation.</p> <p>The development is expected to increase the range of housing types available in the village of Elvington. It is also expected to include affordable housing to help meet demand in the area and support housing equality.</p> <p>It is not expected that new services will be included as part of the development, but local services already present in the village such as a supermarket are within an accessible distance of the site. The</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>existing facilities may also be upgraded as a result of the additional residents. Access to these facilities could be promoted by creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Create pedestrian and cycle access routes to facilities in Elvington village.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that local services have the capacity to expand and be upgraded for new residents.</i> • <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	-	<p>Likely Significant Effects</p> <p>The impact of additional vehicle journeys on village roads as a result of the development will require a technical assessment. There is the potential for congestion to arise in the village due to the additional traffic. Potential access into the development from existing estate roads also requires an assessment for suitability.</p> <p>The village facilities are within walking and cycling distance of the development which should encourage sustainable transport for short journeys. There are no cycle routes within 530m of the development which could be extended to the site.</p> <p>There are also no bus services or train stations accessible from the site which would limit the uptake of sustainable transport and would not support the reduction in car use.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Undertake transport assessment for village roads and bus services.</i> • <i>Include foot and cycle paths through the development and connect to any existing routes into the village.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The frequency and usage of bus services into York is not certain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional non-sustainable journeys made by residents would also contribute to increased emissions in the longer term.</p> <p>There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> • <i>The scale of renewable energy feasible on site is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The Lower Derwent Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC) is located within 500m of the site. The area is designated due to the freshwater habitats and flood meadows.</p> <p>A green lane and hedgerows are present on site. These should be retained to maintain ecological connectivity. The loss of greenfield land on site also has the potential to result in a loss of habitat.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phase 1 habitat and hedge survey would be required, including survey for barn owls.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <i>Hedgerows and the green lane should be retained on site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The site comprises of Grade 3 greenfield agricultural land, so its development would result in the loss of versatile arable land. It would not involve the reuse of previously developed land.</p> <p>There are no known concerns regarding ground contamination, however an assessment would be required to assess conditions, and potential remedial work.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Any identified ground contamination would be remediated prior to completion of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development.</p> <p>The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>Customer water efficiency measures which could be incorporated on the development include water metering, water harvesting and the regulation of tap and shower flows. Implementation of efficiency measures has the potential to result in a reduction of per capita water consumption, however the uptake of these measures is not yet known.</p> <p>Overall this has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site and is not expected to be affected by the development or additional traffic in the longer term. Minor deterioration of local air quality may occur due to extra vehicle journeys and potential congestion.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Inclusion of standard air quality requirements including electric vehicle recharging infrastructure. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
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>Likely Significant Effects</p> <p>The site is located in flood zone 1, which is an area identified at low risk of flooding.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a greenfield site, runoff rates must not exceed 1.4l/sec/ha.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The development has been assessed as having a minor positive effect on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The development would have a detrimental impact on the compactness of the village of Elvington. The village has so far expanded approximately along the line of Elvington Lane. A large expansion westwards would compromise the shape and character of the existing village, and materially affect the character of the western boundary of the village.</p> <p>The site is currently vacant and inappropriate scale or low quality architecture or craftsmanship would have a detrimental impact on the architectural legacy and character of Elvington.</p> <p>Development may have a negative impact upon the setting of the Grade II listed building The Grange on Church Lane and the character of Church Lane.</p> <p>Ridge and furrow of unknown condition is noted from historic aerial photographs across part of the site. The site also contains a legible historic strip field pattern forming part of the village setting.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The condition of the ridge and furrow on site is unknown.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The proposed development site forms part of the open countryside and rural setting of the village. Development would remove an element of this rural setting and would have a negative effect on the character of the western boundary of the village particularly approaching from the southeast.</p> <p>The site contains field pattern and hedges which forms part of the village setting. Development would have a detrimental impact upon this significant feature.</p> <p>Development would also have a visual impact of a significant number of residential receptors and Public Rights of Way.</p> <p>This has been assessed as having the potential for a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A landscape appraisal of landscape character/features and visual impact is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Significant positive effects have been identified against objective 1 (housing) due to the contribution towards meeting housing needs and objective 2 (health) as a result of access to existing areas of open space and the promotion of a healthier lifestyle. A significant negative effect has been recorded against objective 9 (land use) due to the loss of arable land.</p> <p>Objective 3 (education and training) was assessed as a minor positive effect due to the proximity of primary schools and the support for trade skills. A minor positive effect was also recorded for objective 5 (equality) as a result of the inclusion of affordable housing and existing accessible facilities in the local village and for objective 13 (flooding) due to the low flood risk and expected uptake of sustainable drainage systems.</p> <p>Minor negative effects were recorded for objective 2 as a result of short term construction disturbance, objective 6 (travel) due to the lack of sustainable transport infrastructure and additional traffic generation, and objective 8 (biodiversity) due to the proximity of nationally and internationally designated sites. Objective 10 (water) was assessed as a minor negative effect due to potential reductions in quality for local water resources due to increased demand, as was objective 11 (waste) due to the increase in waste generation. A minor negative effect was also recorded for objective 12 (air quality) due to increased congestion and the associated reduction in air quality, and objectives 14 (cultural heritage) and 15 (landscape) due to the potential impact on the setting of the village and heritage assets and views.</p> <p>A mixed minor positive and negative effect was determined for objective 4 (jobs) due to the short term creation of construction jobs and the lack of flexible travel options for the local workforce, and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the condition of archaeological features on site.</p>			

Site 790- Northfield, North Knapton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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 style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The site is a large, 33.5 ha, Greenfield site on the eastern edge of York adjacent to A1237 and Broughbridge Road. Northfield, North Knapton is forecast to provide 704 dwellings. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>Based upon the proposed affordable housing policy (H9), the site would have a target to provide 35% affordable dwellings of mixed tenure on site which would make a long term contribution towards the need for affordable accommodation.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term.</p> <p>In terms of opensapce, this would need to be provided on site as there will be a strong need for additional open space/sports provision on site.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term, due to scale of the development, number of homes in an area of need.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>The levels and type of community facilities that will be required</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>2. Improve the health and well-being of York’s population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people’s health; • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	-	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A1237 and the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have an impact on health through air quality on a localised level.</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Whilst there is some access to existing open space (including Natural and Semi- Natural Open space, Amenity Space, Outdoor Sports Provision and Allotments), Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>There are no existing doctors within the 800m of the site.</p> <p>No land contamination issues have been identified on site, although there is a petrol station to the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>NW corner of the site, so land contamination could be present and assessments will be required..</p> <p>The site is currently located adjacent to a A1237 and the A59, there would be a need to ensure the safety of residents in masterplanning the development.</p> <p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor n the medium to long-term as the facilities and openspace are developed and assessments concluded and mitigation measures implemented..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A land contamination assessment and a noise assessment should be conducted and The strategies should be implemented accordingly.</i> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</i> • <i>Open space and sports provision will be included in the development</i> • <i>There will be a cycle path that link to the current network.</i> • <i>Adequate safety measures will be in place in relation to the A1237 and A51</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of open space will be subject to masterplanning.</i> • <i>Impact, if any of land contamination from the petrol station.</i> • <i>If healthcare facilities would need to be included as part of any development.</i> • <i>Impact of noise on the development</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	+	-	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>Part of the site has a primary school accessible within 800m and a nursery within 400m. There are no secondary schools or higher education within this distance from the development.</p> <p>The capacity of the nearby schools to accept additional children would need to be determined.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces. There could also be a minor positive effect in relation to job creation from the provision of other new facilities and retail.</p> <p>It is anticipated that this should have a positive impact on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i> • <i>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>Northminster business park is very closely located to the proposed development, on the opposite side of the A1237. The development may support for the local workforce and therefore support York's local economy.</p> <p>There are bus routes and Cycle Paths into York city centre which would also contribute to a flexible workforce with low carbon travel options. Poppleton train station is also approximately a mile from the development, with regular trains into York, which would also support this objective.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that community shops or facilities would be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>++</p>	<p>Likely Significant Effects</p> <p>Based upon the current affordable housing policy, the site would need to provide 35% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>The site is currently located adjacent to the A1237 and the A51, there would be a need to ensure the safety of residents in masterplanning the development.</p> <p>The inclusion of retail units and community services would provide very accessible local services and facilities. Within 400m of the site there is access to a supermarket, openspace and a nursery. With the site being partially with 800m of a primary school. . There is good access to York via bus routes, cyclepaths, roads and railways.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that new services and facilities would be included within the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The facilities and services provided will be subject to masterplanning and occupation following development.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	-	<p>Likely Significant Effects</p> <p>There is potential for significant access issues to the development and a large increase in car use, which could result in congestion at the site. The close proximity to the A1237 outer ring road and A59 is also expected to exacerbate congestion in the area, particularly at peak times.</p> <p>Sustainable travel should be promoted through the inclusion of new cycle and foot paths, with links to existing routes. There are frequent bus services into the city centre within 400m of the development. Poppleton train station is accessible within a 15 minute walk or 5 minute cycle, which may help reduce car use for journeys into the city. A park and ride is being developed near to the site, however this is not directly accessible from the development.</p> <p>As a result, this has been assessed as a mixed positive and negative effect against this objective due to the opportunities for sustainable travel and increased congestion.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A transport assessment and travel plan would be required for the development.</i> <i>Sustainable transport links to existing pedestrian and cycle routes should be included.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>zero carbon technologies;</p> <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. 	<p style="text-align: center;">-</p>	<p>emissions. In addition, emissions will also be generated from the extra traffic arising from the development.</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, solar thermal or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The site is an area of agricultural Greenfield land and wildlife is expected to be present on site. The retention of a green buffer along the edge of the development would be important to maintain ecological linkages. Wildlife including occasional skylarks have been recorded on site.</p> <p>There are no nationally or internationally designated sites adjacent to the development.</p> <p>This would constitute a loss of a Greenfield site which would have supported species and enhanced connectivity has been assessed as a minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The green buffer between existing developments and the ring road should be retained as a wildlife corridor.</i> <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • Assumptions • <i>n/a</i> • Uncertainties • <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The site is a Greenfield area of classified Grade 1, 2 and 3a agricultural land. Development would result in the loss of the best and most versatile land, and would not result in the reuse of previously developed land.</p> <p>There is the potential for land contamination to be present on site due to a petrol station located to the north west corner of the development. An assessment of ground conditions and any necessary remediation would be required in advance of development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that any identified land contamination would be remediated prior to development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether contamination is present on site.</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	--	<p>Likely Significant Effects</p> <p>There is a waterbody on site, which would need to be taken into consideration during development. The site is not located within a Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption.</p>

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			<p>Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The overall increase in water consumption from the new dwellings and the fact that there is a waterbody on site has resulted in this being assessed as having a significant negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The design and layout of the site, sustainable drainage systems and incorporation of water efficiency measures such as rainwater harvesting would help reduce negative effects on water resources and quality.</i> <i>Appropriate management of the waterbody on site</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The waterbody will not impact the development of the site</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of water efficiency measures is not yet known.</i> <i>The impact of the waterbody on development</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is uncertain.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the existing A1237 and A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> An air quality assessment would be required for the development. Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<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 style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The development of this site has the potential for a detrimental impact upon the compactness of Knapton and York. It would also impact upon the setting and original linear form of Knapton.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy and character of Knapton and York.</p> <p>There is the potential for ridge and furrow to exist on part of the site, however the condition is unknown. Ditches and pits have been recorded from aerial photographs across the site.</p> <p>The site of a historic anti-aircraft battery is located within the proposed development area, and several field boundaries remain which date to at least the mid 19th century. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. <p>Uncertainties</p> <ul style="list-style-type: none"> The condition of ridge and furrow on site is not certain. The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A1237 and A59. Its development will reduce the open countryside between the ring road and the urban fringes and will adversely affect the rural views towards the city. However, the rural character of the adjacent land towards the north-west of the ring road (looking away from the city centre) has already been removed by the creation of North Minster Business Park.</p> <p>The proposed development area impinges upon an area which prevents coalescence between Knapton and York. Development here would impact on the relationship between the village and the city by removing the land that separates the two.</p> <p>The setting of Knapton will be negatively affected by development of this site which would remove the open land previously associated with the village.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>This has been assessed as a significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>Significant positive effects were recorded against objective 1 (housing) due to the number of new dwellings, objective 5 (equality) due to the inclusion of affordable housing and accessibility of new facilities on the development and objective 6 (transport) due to the promotion of sustainable travel options. Objective 6 was recorded with a mixed effect, and was also assessed as a significant negative effect due to the exacerbation of congestion.</p> <p>A significant negative effect was identified for objective 9 (land use) due to the loss of classified agricultural land and the potential for land contamination, objective 10 (water efficiency) as there is a waterbody on site due to expected local reductions in water quality due to increased demand. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city. As a result, significant negative effects have been recorded against Objective 15.</p> <p>Objective 4 (jobs) has been assessed as a minor positive effect due to the generation of short term construction jobs and proximity to employment opportunities, as has objective 13 (flooding) as a result of the low flood risk on site and incorporation of sustainable drainage systems. A minor negative effect was identified against objective 8 (biodiversity) due to the loss of a greenfield site which would have supported species and enhanced connectivity, objective 11 (waste) as a result of increased waste generation and objective 12 (air quality) due to local deterioration in air quality as a result of increased congestion. A minor negative effect was also recorded for objectives 14 (cultural heritage) due to the impact on historical features on site.</p> <p>A mixed minor positive and negative effect was recorded against objective 2 (health) due to the access to open space and healthy lifestyle opportunities and the short and long term potential for noise disturbance. Objective 3 (education and training) was recorded as a mixed minor effect due to the development of trade skill during construction and the lack of accessible secondary school and nursery, in addition to objective 7 (climate change) due to the potential to increase renewable energy and the increase in greenhouse gas emissions.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the condition of archaeological features on site.</p>			

Site 791- Land at Askham Lane

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<ul style="list-style-type: none"> • 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>Likely Significant Effects</p> <p>The site is 1.3 ha, Greenfield site on the western edge of York adjacent to Askham Lane. The site is forecast to provide 42 dwellings. In meeting this, it will be important that the tenure split and housing mix reflects need within the City to enable a balanced and mixed extension to the existing neighbourhood to be created.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term.</p> <p>In terms of open space/sports provision to cater for the additional population which would result from the development of this site for housing.</p> <p>Overall, this site has been assessed as having a permanent positive effect on this objective in the long-term, due to the fact that this site would make an important contribution to meeting housing need across York through the provision of up to 42 dwellings on this site</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of dwellings is based upon viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>The levels and type of community facilities that may be required can only be determined at the detailed planning application stage.</i>

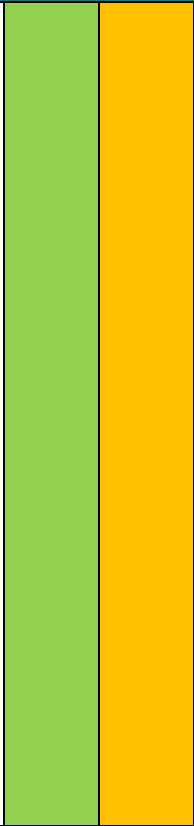

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / 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>Likely Significant Effects</p> <p>The development of housing sites will be subject to policies with the Local Plan regarding the provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes, all of which would have associated positive health effects.</p> <p>The site is currently within agricultural use and therefore does not have formally designated openspace. This site would be required to include openspace for a range of recreational purposes through policy GI6 which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population that would live in the housing developed on this site and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. Further formal openspace should be phased into development to ensure that people have access to openspace during the course of the development.</p> <p>There is an existing sports and leisure club (Acorn ARL) which is located in close proximity to the east of the site which would be available to future occupants of housing on this site. Use of this facility would help to improve health and well being and have positive effects on this objective.</p> <p>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is some distance to the east of the proposed development site at Fulford. There may be new risks for exposure to poor air quality should the development of housing on this site extend to being adjacent to the A1237. There could also be a risk of noise issues from the A1237 for occupants once housing built.</p> <p>There could also be noise impacts from the construction period (through increased trips and noise connected with HGV's and construction vehicles) which could be an issue for the existing neighbouring residential areas which border this site. Any impact is likely to be commensurate with the proximity/location of the development on site and would depend on the implementation, phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A1237 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> • <i>A range of assessments would be required as part of any detailed development proposals for the</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: #90EE90;"></div> <div style="width: 45%; background-color: #FFD700;"></div> </div>	<p><i>site including air quality and noise assessments.</i></p> <ul style="list-style-type: none"> <i>Development of facilities and openspace need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> <i>The green infrastructure strategy for the site should incorporate and link openspace across the site with existing PRoW in the surrounding area.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of noise and air quality issues as a result of occupation of the site.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p>?</p>	<p>Likely Significant Effects</p> <p>The site is within 400-800m of a nursery. There is currently access to primary provision within approximately 400-800m. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. This is likely to be available at Woodthorpe Primary school and there are also other primary schools at Dringhouses and Copmanthorpe which are in close proximity to the site. There are no secondary schools in the immediate vicinity of the site. The nearest secondary education facility is York college to the South East of the site. Access to secondary education would need to be connected via sustainable transport routes.</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site.</p> <p>There may be training / skills development / employment opportunities as part of the development of housing on this site. However, the extent of any opportunities and associated positive effects would depend upon the approach taken by house builders and construction companies in the development of the site.</p> <p>Overall effects on this objective are considered to be uncertain in the short, medium and long term due to the lack of secondary education facilities in the immediate vicinity of the site and the uncertainty over whether the development of housing on this site would provide employment / training opportunities for local people.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Adequate provision for educational needs should be planned and phased alongside residential development to ensure that this is accessible to the new residents during the course of</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>development.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> List any assumptions used in the appraisal here. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which there would be any skills development / training / employment opportunities associated with the development of housing on this site would depend upon the approach taken by house builders and construction companies.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development of new housing on this site would add to the existing population in this area and help to increase the local workforce in this area. As the surrounding area to the site is largely residential it is anticipated that the majority of people living in this location would commute to alternative locations to work.</p> <p>There would be construction and associated trade jobs required for the duration of construction works associated with the development of housing on this site. However, the level of job opportunities and training and skills development in associated industries would be dependent upon market forces and the approach taken by house builders and construction companies. A small number of jobs may be created through the development of community facilities, depending on the type of facility at this location.</p> <p>Notwithstanding the element of uncertainty around the potential benefits for local people from construction jobs, there would be overall positive effects on this objective through the provision an additional workforce for the local economy.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which any job creation from the development of housing on this benefited the local workforce would depend upon the skills of the workforce and approach taken by house builders and construction companies. It is therefore uncertain at this stage the extent of any positive effects that there may be on this objective.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	<p>+</p>	<p>Likely Significant Effects</p> <p>There would be a requirement for approximately 35% of the homes on this site to be affordable through Policy H9 of the new Local Plan. This would help to meet the demand for affordable housing in York, which would also have positive effects in respect of reducing homelessness by increasing people’s chances of owning their own home.</p> <p>Currently the surrounding area to the site is largely residential there are community facilities within 400m of the site. There would be an opportunity to expand existing community facilities and there may be an opportunity as part of the masterplanning of this site to provide new community facilities. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure its accessibility for residents. Establishing the facilities required on site would be through ongoing masterplanning and community engagement.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The development should maximise connectivity to sustainable transport as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, this site has been assessed as having a positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The level of facilities and services provided is commensurate to the scale of the new population which would occupy the new dwellings on this site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The affordable housing ratio is as per the Publication (Submission) Local Pan and is viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Any services and facilities provided on the site would be subject to masterplanning and occupation following development.</i> • <i>The apportioned level and mix of affordable housing would be determined through masterplanning.</i>

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	+	-	<p>Likely Significant Effects</p> <p>There is a bus stop adjacent to the site on Foxwood Lane which has a high frequency bus service and a stop over the road in the other direction which is also high frequency. There would therefore be opportunities to use buses for residents living in housing developed on this site. York railway station is located to the North East of the site, though this is well over 800m away from the site.</p> <p>There are facilities within 800m (10 minutes walking time) of this site and there may be an opportunity to develop some small scale community facilities on the site. Given that this is an edge of settlement location, it is likely that people would need to travel to work and for large-scale convenience shopping as local provision is likely to only be of small scale. Access and travel by car is inevitable as part of this development. The site is bordered by existing road infrastructure to enable access on to the site. The scale of car usage and resultant effect is currently uncertain given that it depends upon supply and take-up of alternative modes of transport.</p> <p>On balance, it has been assessed that there are negative effects on this objective as increased car use would be inevitable, although it is acknowledged that in the long-term the inclusion and use of alternative travel modes and routes should help to minimise these effects in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A travel plan and transport assessment would need to be prepared as part of detailed proposals for the development of housing on this site to demonstrate how sustainable modes of transport would be used and how additional traffic generation would be managed.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that there would be a requirement for the provision of access to sustainable modes of transport as part of the development of housing on this site to help deliver a sustainable transport network.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>There is some uncertainty around the extent to which there would be an uptake in use of public transport as opposed to use of private motor vehicles.</i> • <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects 	+	-	<p>Likely Significant Effects</p> <p>There would be an increase in greenhouse gas emissions during the construction of new housing on this site through an increase in HGV movements, energy consumption from construction and the embodied carbon of materials. However, any new housing developed would need to be built in</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>a managed response to its effects.</p>	<p>of climate change;</p> <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. 		<p>accordance with policies in the new Local Plan including Policy CC1 which requires that new developments will be required to incorporate renewable and low carbon sources of energy and energy efficiency. Policy CC2 requires that all new development will be expected to consider the principles of sustainable design and construction and to make carbon savings through reducing energy demand, using energy and other resources efficiently. Policy CC2 also requires that pre 2016; all new residential development should achieve Code for Sustainable Homes Level 4.</p> <p>The requirements of these policies would help to ensure that the development of housing on this site minimises greenhouse gas emissions and would have positive effects on this objective in the short, medium and long term.</p> <p>Inevitably though and once any new housing was developed on this site there would be an increase in car use and associated vehicle emissions (notwithstanding the requirements of policies in the Local Plan including requirements of Policy T1 and also for travel plans) which would score negatively in relation to greenhouse gas emissions.</p> <p>Overall this site has been assessed as having both a positive effect in relation to the requirements of Policies CC1 and CC2 and transport measures, but also a minor negative effect from increased vehicle emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>New houses developed on this site would need to conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development on this site would need to be carbon neutral post-2016.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There may be an opportunity to include some small scale renewable technology (e.g. solar panels) as part of the development of this site. However this could only be determined at the detailed planning application stage and so it is uncertain what if any positive effects there may be on this objective from the development of this site.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora</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 		<p>Likely Significant Effects</p> <p>This is a greenfield site and is grade 3a agricultural land. Clifton Blackies Local Nature Reserve is within 500m of the site. There are no other ecological designations in close proximity of the site. There are some existing trees and hedgerows on the site.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>and fauna for accessible high quality and connected natural environment.</p>	<p>sites (SINCs);</p> <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. 	<p>--</p>	<p>There is an opportunity for this site to interconnect with the existing green corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment and therefore help to enhance biodiversity.</p> <p>At this stage the exact ecological value of the site is unknown. For this reason and the fact that there is an LNR within 500m of the site effects on this objective (notwithstanding potential for future ecological enhancements as part of the development of this site) are uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An extended Phase 1 Habitat Survey of the site would be required in order to establish the exact ecological value of the site.</i> • <i>Ecological enhancements should be provided as part of the development of housing on this site to help ensure positive effects on this objective.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation timescale of any mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	<p>--</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3a agricultural land, which signifies that it is good quality agricultural land. This would be a loss of the land type within this area and would therefore have a negative impact on this objective.</p> <p>However, and as part of the development of the site there will be a need to incorporate a variety of openspace and there may be an opportunity to include some space for allotments. This would have a positive effect on this objective in the medium to long-term, subject to further masterplanning and implementation and help to mitigate the loss of agricultural land.</p> <p>Overall and due to the loss of agricultural land the site is assessed as having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full ground conditions survey would be required as part of proposals for the development of this site.</i> • <i>Measures to safeguard soil quality as much as possible would be required as part of any permission to develop housing on this site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale and extent of any open space to be provided as part of this development is currently uncertain as such details can only be determined at the masterplanning stage.
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p>

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			<ul style="list-style-type: none"> Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>There would be an increase in the population from the development of housing on this site, which would have an inevitable impact on waste generation and therefore negative effects on this objective. However, Policy WM1 of the new Local Plan requires the integration of facilities for waste prevention, re-use, recycling, composting and recover in association with the planning, construction and occupation of new development for housing sites, which would help to offset the negative effects of an increase in waste generation.</p> <p>In addition this site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Waste arising from the construction of housing on the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative in the short, medium and long term but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste generated from this site would be processed according to the waste hierarchy during the construction and remediation phases of the development of housing on this site. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste which would be generated by the construction of new housing on this site is unknown and can only be determined at the detailed planning application stage.
<p>12. Improve air quality.</p>	<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) 	<p>-</p>	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>through low emission technologies and fuels);</p> <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>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is some distance to the east of this site at Fulford. There may be new risks for exposure to poor air quality should housing on this site be developed right up to the boundary with the A1237.</p> <p>In addition the site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development of this site.</p> <p>It will be necessary for the site to encourage sustainable routes to encourage non-use of the car and low emission technologies. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. On this basis it is considered that there would be minor negative effects overall on this objective from the development of this site in the short, medium and long term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of an increase vehicle use.</i> • <i>Full air quality impact assessment is required.</i> • <i>The site should develop a low emission strategy in line with other policies in the Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of air quality issues as a result of occupation of the site.</i> • <i>Masterplanning of the site and the potential exposure of residents to new sources of poor air quality or noise issues.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> • 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>+</p>	<p>Likely Significant Effects</p> <p>This site is located within flood zone 1 and I therefore at low risk of fluvial flooding. Alongside policy requirements in the new Local Plan regarding surface water management / incorporation of SUDS there would be positive effects on this objective.</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>Overall and given that this site is not in an area of significant risk of flooding and potential to reduce risks of flooding through SUDS and management of surface water runoff it is considered that there would be minor positive effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). Further discussion with regards to the drainage strategy should be undertaken through the emerging masterplan to ensure an appropriate strategy is in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that SUDS and adherence to surface water rates would a requirement of any permission granted for the development of housing on this site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>None identified.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The Heritage Impact Assessment (HIA) noted that a possible Iron Age/Romano-British enclosure and associated ditches and pits are known in the western part of this site. Ridge and furrow is recorded across this area although the condition of this is unknown. Site investigations would therefore need to be undertaken and appropriate mitigation needed before this site could be developed for housing.</p> <p>The HIA also noted Acomb Grange is located nearby which formed part of the estate of St Leonard’s Hospital. St Leonard’s was the largest medieval hospital outside London. It is an unscheduled site of national importance. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>In light of the above findings overall effects on this objective are therefore negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Given the findings of the HIA archaeological investigations of the site would need to be undertaken and appropriate mitigation devised if this site was developed.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Until detailed masterplanning of the site is undertaken it is uncertain whether there maybe any opportunities to conserve or enhance any archaeological finds of importance.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p style="text-align: center;">- -</p>	<p>Likely Significant Effects</p> <p>This is an agricultural greenfield site and the landscape to the west of the site is predominantly agricultural land, with an existing urban settlement to the east of the site. The HIA undertaken for this site found that the development of this site would have a detrimental impact upon the compactness of York. There may also be an issue between the merger of new development with established/distinct estates such as Chapelfields. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed extension to this existing urban area or quality of building/craftsmanship could have minor harm on York in general. There is an opportunity however, for design to provide a distinctive urban extension that reflects York’s existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the existing urban settlement in the surrounding area needs to inform the design of the site (including</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>adherence to the design policies in the new local plan) alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>Overall and due to the fact that the HIA assessed this site as having negative effects, effects from the development of this site on this objective are considered to be negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A design statement and landscaping appraisal would be required as part of the development of housing on this site.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of any deposits on the site.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also ensuring a satisfactory urban extension in this location.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>None identified.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy for this site.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
No significant positive effects have been identified.			
This site has been assessed as having positive effects on objectives 1, 4, 5 and 13. Development of this site would help to provide new housing to meet local need, including a percentage of affordable housing which would help to increase access to housing, and therefore have positive effects on objectives 1 and 5. Occupants of new housing developed on this site would add to the local workforce which would have positive effects on objective 4. The site is not in an area at risk of flooding and with potential to include SUDS and manage runoff as part of the development there would be minor positive effects on objective 13.			
Development of this site would have partially positive effects on objectives 2, 6 and 7. New open space would need to be provided as part of the detailed masterplanning for this site which would have associated positive health effects. Implementation of travel plans for this site and adherence to the transport policies in the new Local Plan would help to ensure use of sustainable modes of transport which would have positive effects on objective 6 and also 7 in relation to greenhouse gas emissions. At the same time however, there would be negative effects on these objectives given that there would be an increase in private vehicle use.			
Negative effects have been identified on objectives 10, 11 and 12 due to the fact that development of housing on this site would lead to loss of greenfield land, use of water resources, generation of waste and an increase in vehicle emissions with subsequent negative effects on air quality. Negative effects were also identified on objective 14 identified particularly due to the findings of the HIA.			
Significant negative effects have been identified on objective 9 due to the loss of a greenfield site and agricultural land, although this would be mitigated in the medium to long term by the provision of onsite open space, including the potential for allotments. This site is now designated within the Historic Character and Setting work (2014) as an area retaining the rural setting of the city and therefore now conflicts with the Spatial Strategy principles for shaping the city. Accordingly, significant negative effects have been recorded against Objective 15 (Landscape).			
Effects on objective 8 are uncertain due to the fact that the exact ecological value of the site is currently unknown and the fact that there is a Local Nature Reserve within 500m of the site. There could however be ecological enhancements of the site but this could not be determined until the detailed masterplanning / application stage. Similarly there could a range of other enhancements as part of the development of this site but such details could also only be determined at the masterplanning stage.			

Key

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

