

Technical note:

City of York Local Plan: Sustainability Appraisal (SA) of new site allocation ST15A

1. SA of site allocation ST15A

1.1 Introduction

- 1.1.1 The City of York Council (the Council) submitted the City of York Local Plan – Publication Draft (Regulation 19 Consultation) for examination in May 2018. The Council appointed WSP Environment & Infrastructure Solutions UK Limited¹ to undertake Sustainability Appraisal (SA) of the emerging plan. The submitted Local Plan Publication Draft was supported by the City of York Local Plan Publication Draft (Regulation 19 Consultation) SA Report (2018) (CD008). The SA appraised the environmental, social and economic performance of the Local Plan Publication Draft against a set of sustainability objectives in order to identify the likely significant social, economic and environmental effects.
- 1.1.2 The Local Plan examination hearing sessions have recently closed. During the hearings an additional site allocation (ST15A) adjacent to site ST15: Land to the West of Elvington Lane has been identified as a possible location for a secondary school which may be necessary to support ST15. As the site has not been subject to SA previously, the Council requested that WSP undertake appraisal of the site.
- 1.1.3 This Technical Note has been prepared to support the examination and demonstrate that the site ST15A has been subject to SA. This is not an SA Report. To support the proposed main modifications a full SA Report Addendum will be prepared that will assess the implications of all main modifications to the plan, including the inclusion of ST15A within the plan.

1.2 Approach to the appraisal

- 1.2.1 The site has been appraised using the site assessment criteria applied to all reasonable alternatives. The criteria are set out in Table 5.4: Site Assessment Criteria contained in the City of York Local Plan Publication Draft (Regulation 19 Consultation) SA Report (2018) (CD008). The table is reproduced below **Table 1.1**.

¹ In September 2022 WSP acquired Wood Environment and Solutions UK Ltd. SA support has been provided to the Council under previous company names of Wood Group UK, Amec Foster Wheeler and Amec during preparation of the plan.

Table 1.1 Site Assessment Criteria

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring ²	
		Per indicator	Total	Points scored	SA Symbol
1: To meet the diverse housing needs of the population in a sustainable way.	No. of dwellings proposed/estimated	n/a	n/a	100+ 1-99 0	++ + 0
2: Improve the health and well-being of York's population	Access to: • doctors • open space	5 5	10	6-10 3-5 1-2 0	++ + - --
3: Improve education, skills development and training for an effective workforce	(Housing) Access to: • nursery provision • primary schools • secondary schools • higher education facilities (Employment) Access to: • nursery provision	5 5 5 5 5	20 5	11 -20 5-10 1-4 0 4-5 1-2 0	++ + - -- ++ + -
4: Create jobs and deliver growth of a sustainable and inclusive economy	No. of jobs potentially created	n/a	n/a	100+ 1-99 0	++ + 0
5: Help deliver equality and access to all	Access to: • Non-frequent bus routes • Frequent bus routes • Park and ride bus stops • Railway station by walking • Railway station by cycling • Adopted highways • Cycle routes	3 5 5 5 5 5 5	33 ³	Employment score: 18-33 9- 17 1-8 0	++ + --
6: Reduce the need to travel and deliver a sustainable integrated transport network	Additional access for Housing sites: • Supermarket/conveniences stores	5	Housing: 38	Housing score: 21-38 11-20 1-10 0	++ + --
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Potential to incorporate/connect to District Heating and Combined Heat and Power Networks	n/a	n/a	10+ dwellings/ 1,000sqm floorspace <10 dwellings/ 1,000sqm floorspace	+ 0
8: Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment ⁴	• Statutory nature conservation designations (SPA, SCA, SSSI, Ramsar and LNR); • Regional Green Infrastructure Corridor; • Site of Interest for Nature Conservation (SINC);	n/a	n/a	Includes/is adjacent to a non-statutory designated site.	-

² Where mixed scores against SA Objectives have been assessed (for example a mix of positive and negative scores), the appraisal scoring above includes both scores.

³ The total scoring applied to Objective 6 was reduced from a maximum score of 38 to reflect the deletion of neighbourhood centres as an indicator. Public rights of way were also removed as an indicator from this objective.

⁴ In reference to these criteria, 'adjacent' refers to a 10m buffer from a non-statutory site.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring ²	
	Indicator	Per indicator	Total	Points scored	SA Symbol
	<ul style="list-style-type: none"> Area of Local Nature Conservation (LNC) Interest; Ancient Woodland. 			500m from a ⁵ statutory site 250m from a statutory designated site No designations affecting site	
9: Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Brownfield / Greenfield/ Mixed Agricultural Land Classification 	n/a	n/a	Brownfield Mixed BF/GF GF Not Grade 1/2/3 GF and Grade1/ 2/3	
10: Improve water efficiency and quality	Proximity to waterbodies	n/a	n/a	Within 10m 10 – 30m >30m	
	Environment Agency Groundwater Source Protection Zones (SPZ)	n/a	n/a	Zone 1 Zone 2 Zones 3 & 4 Outside SPZ	
11: Reduce waste generation and increase level of reuse and recycling	Not applicable at location level assessment				
12: Improve air quality	Air quality management area (AQMA)	n/a	n/a	Within 50m 250m 500m	
13: Minimise flood risk and reduce the impact of flooding to people and property in York	Environment Agency Flood Zones	n/a	n/a	Zone 3a Flood Zone 2 Flood Zone 1	
14: Conserve and enhance York's historic environment, cultural heritage, character and setting	Heritage Impact Appraisal ⁶	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	
15: Protect and enhance York's natural and built landscape	Heritage Impact Appraisal ⁷	n/a	n/a	Significant Positive Benefit Positive Benefit	

⁵ The scoring against SA Objective 8 was amended to reflect potential impacts on Statutory Nature Conservation Sites. Indicators including district green infrastructure and tree preservation orders were removed.

⁶ The scoring against SA Objective 14 has been informed by the evidence contained within the Heritage Impact Appraisal (HIA) and discussions with Council officers, taking into account heritage and landscape designations.

⁷ The scoring against SA Objective 15 has been informed by the findings of the HIA and discussions with Council officers, taking into account landscape designations.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring ²	
	Indicator	Per indicator	Total	Points scored	SA Symbol
				Minor Harm Serious Harm Neutral	0

1.3 Appraisal findings

1.3.1 The appraisal of site ST15A is set out in **Table 1.2**.

Table 1.2 SA of site ST15A

Local Plan Ref	Site Name	SAO1: Housing	SAO2: Health	SAO3: Education	SAO4: Economy	SAO5 / SAO6 Equality &	SAO7: Climate Change	SAO8: Biodiversity	SAO9: Land Use	SAO10: Water	SAO11: Waste	SAO12: Air Quality	SAO13: Flood Risk	SAO14: Cultural Heritage	SAO15: Landscape
		ST15 A	Secondary School allocation	0	--	--	0	--	0	-	+/-	0	0	0	0

1.3.2 The proposed allocation of ST15a is for a secondary school that may be required to support neighbouring site ST15. The appraisal of the site identifies significant negative effects related to health and wellbeing (SA Objective 2), education (SA Objective 3), equality and accessibility (SA Objective 5) and transport (SA Objective 6) owing to the existing poor proximity to key services, facilities and transport links. Given the site would only come forward for provision of a secondary school to support the proposed allocation of ST15, these significant negative effects would be expected to be mitigated through any adjacent development, including through the development of a secondary school itself.

1.3.3 Minor negative effects are assessed for biodiversity (SA Objective 8) given that the site is situated on the Elvington Airfield Site of Interest for Nature Conservation (SINC). A mix of minor positive and negative effects are assessed for land use (SA Objective 9) reflecting that the site has a mix of brownfield and greenfield land. Minor negative effects are assessed for cultural heritage (SA Objective 14). For landscape (SA Objective 15), a mix of minor and significant negative effects are assessed reflecting the existing open character of the site. It is envisaged that the site would only come forward with development of adjacent ST15 allowing for effective mitigation of this site.

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

1.4 Next steps

1.4.1 The Council is currently preparing a complete set of proposed main modifications. Consultation on these proposed main modifications is expected early in 2023. The Council’s consultation on the proposed main modifications will be accompanied with an SA Report Addendum. The SA Report Addendum will consider the implications of the

modifications in terms of the SA requirements. The appraisal of Site ST15A will be formally included in the report.

Issued by

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Document revisions

No.	Details	Date
1	Technical Note	October
2	Technical Note - Final	October