



Local Plan Preferred Options  
and Alternatives

**SUSTAINABILITY APPRAISAL  
OUTCOMES**

**DRAFT**

**April 2013**

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## INTRODUCTION TO SUSTAINABILITY APPRAISAL

### Purpose of this report

When drawing together a plan for the future of York consideration needs to be given to the effects on the environment, and people's quality of life now and in the future. To be sure the plan is compatible with the aims of sustainable development a process to assess the economic, environmental and social impacts called Sustainability Appraisal (SA) is required.

Understanding the environmental impacts of the plan is also required through European Law in the SEA Directive 2001/42/EC. It was brought into English law by virtue of the Strategic Environmental Assessment Regulations 2004 and applies to the production of all plans, programmes and policies which are likely to have significant effects on the environment.

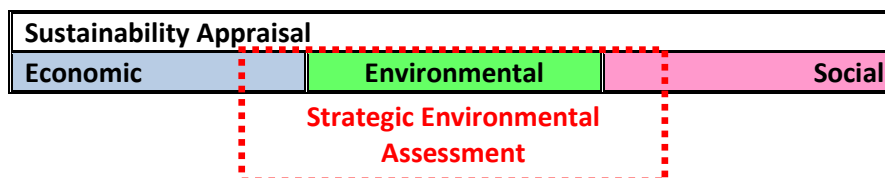
This report summarises the SA/SEA methodology and presents the initial outcomes of the sustainability appraisal for the Local Plan Preferred Options and Alternatives report (April 2013). The Sustainability Appraisal has been produced jointly by Amec and City of York Council.

### The role of the Sustainability Appraisal

The requirement for sustainability Appraisal is set by Section 39 of the Planning and Compulsory Purchase Act 2004 (as amended) wherein it states that development documents should be prepared with a view to contributing towards sustainable development. The role of an SA is to promote better integration of sustainability considerations into the preparation and adoption of plans to satisfy the Act's requirements. Similarly, paragraph 165 of the National Planning Policy Framework (NPPF) states: *"A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors."*

The SA process for York incorporates the requirement for European legislation (EU Directive 2001/42/EC, transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)), which requires spatial and land use plans to undergo Strategic Environmental Assessment (SEA). SEA is an iterative assessment process whereby the potential significant environmental effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. The cross-over between SA and SEA allows a comprehensive single appraisal document covering all relevant environmental, social and economic issues.

Figure 1: Scope of SA and SEA



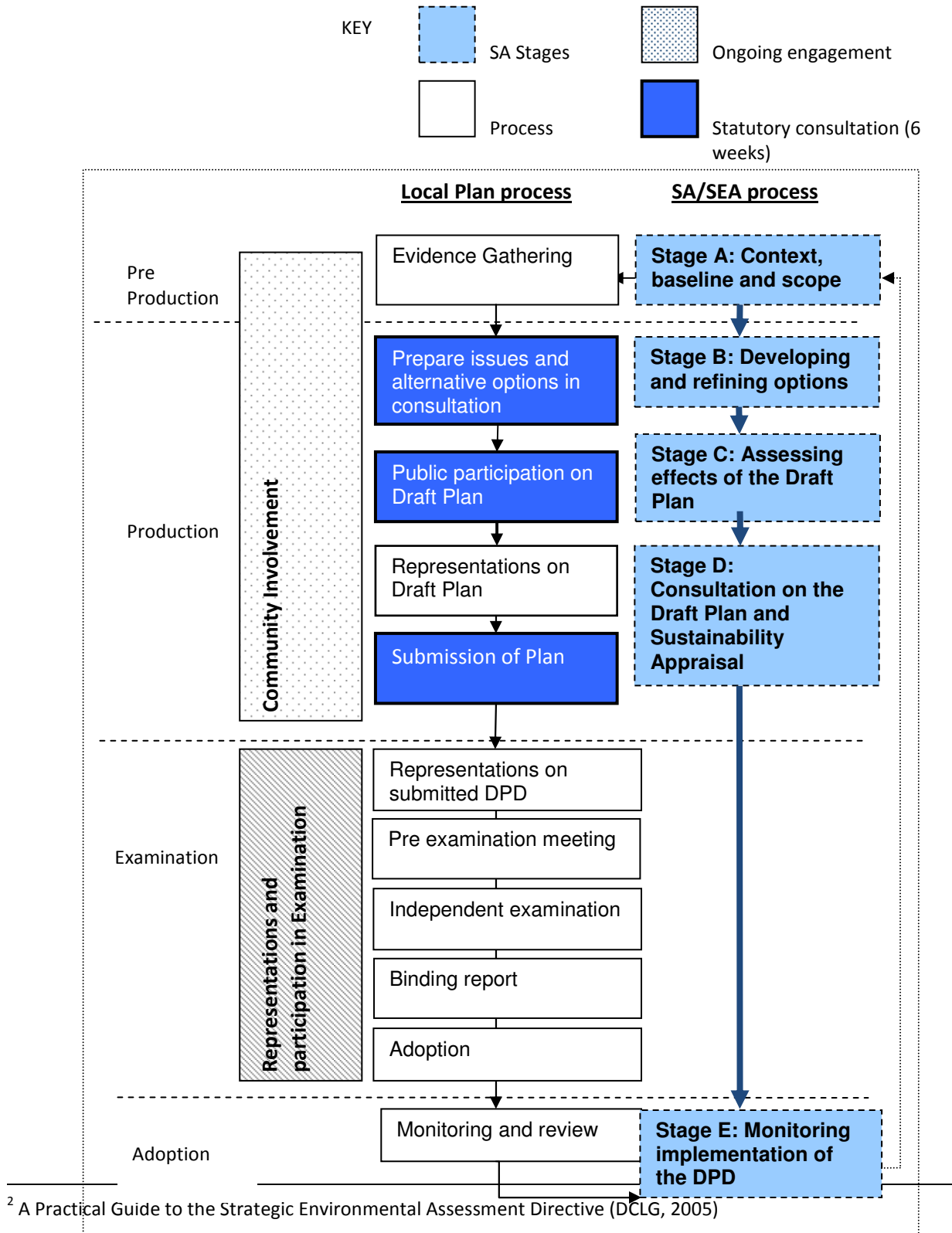
The methodology for York's SA/SEA also takes account of the Government's Plan Making Manual advice on Sustainability Appraisals<sup>1</sup> and incorporates requirements set out in Government's guidance on SEA<sup>2</sup>.

<sup>1</sup> See Planning Advisory Service Website <http://www.pas.gov.uk/pas/core/page.do?pageId=152450>

**Appraisal Methodology**

The production of the SA/SEA is an integral part of the Local Plan production process. Preparation of the SA/SEA should be carried out in tandem with the plan to ensure it is done effectively and not in isolation. Figure 4 illustrates the overall preparation process.

**Figure 2: The Local Plan and SA preparation process.**



## Stage A: Scoping Report and SA Framework

The purpose of stage A of the process is to formulate a methodology for the SA/SEA assessment to enable the analysis to be used within the preparation of the plan. This involved the following 5 step approach:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
<b>A1</b>	<p><b>Identifying other relevant policies, plans and programmes and sustainability objectives (Annex I, (a) and (e); Annex II (1) of SEA Directive)</b></p> <p>The purpose of this task is to take account of the relationships between the plan and other policies, plans and programmes (outside factors) which may influence the analysis, suggest how constraints can be managed and to identify environmental protection objectives.</p>
<b>A2</b>	<p><b>Collecting Baseline information (Annex I, (b) and (c) of SEA Directive)</b></p> <p>The purpose of this task is to collect information on the current characteristics of the district to understand the likely evolution without the implementation of a plan, to understand the characteristics which are likely to be significantly affected, identify sustainability issues and help in the development of the SA objectives.</p>
<b>A3</b>	<p><b>Identifying Sustainability Issues and problems (Annex I, (a) and (c); Annex II, (1) of SEA Directive)</b></p> <p>The task provides an opportunity to identify key issues from tasks A1 and A2, develop the sustainability objectives and streamline the subsequent stages to be locally specific to the district.</p>
<b>A4</b>	<p><b>Developing the Sustainability Appraisal Framework (completion of Annex I, (f) of SEA Directive)</b></p> <p>The development of a framework of objectives is a recognised way of considering the environmental effects of the plan or programme and comparing alternatives. The framework will be used to compare the effects of the alternatives and to suggest improvements. The objectives will be derived using information collated during stages A1-A4.</p>
<b>A5</b>	<p><b>Consulting on the scope of the SA/SEA (Article 5(4) of SEA Directive)</b></p> <p>Consultation with key stakeholders will ensure agreement that the Scoping Report is, and will be, robust and is suitably comprehensive for assessing the likely effects of the plan and policies.</p>

### The Sustainability Appraisal Framework

The Sustainability Appraisal Framework is a key component of the SA/SEA process. The framework forms the key test against which the Local Plan's alternative options, policies and proposals and site specific options will be assessed. The different elements of the plan will be assessed against the sub-objectives set out for a clear understanding of the sustainability benefits or consequences as well as the mitigation measures which may be needed to prevent adverse effects of the plan, policy or site.

Figure 3 summarises the SA Framework derived using Tasks A1-A4 and finalised following the consultation process (Task A5)

Figure 3: SA Framework of Objectives

SEA Topic	Objective Number	Sustainability Framework Objective		Economic	Social	Environment
Population	1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>• Promote improvements to the existing and future housing stock;</li> <li>• Locate sites in areas of known housing need;</li> <li>• Deliver community facilities for the needs of the population;</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople.</li> </ul>	✓	✓	
Human health	2	Improve the health and well-being of York's population	<ul style="list-style-type: none"> <li>• Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>• Improve access to openspace / multi-functional openspace</li> <li>• Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling)</li> <li>• Improves access to healthcare;</li> <li>• Provides or promotes safety and security for residents;</li> <li>• Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>		✓	✓
N/a	3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> <li>• Provide good education and training opportunities for all;</li> <li>• Support existing higher and further educational establishments for continued success;</li> <li>• Provide good quality employment opportunities available to all;</li> </ul>	✓	✓	
N/a	4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> <li>• Help deliver conditions for business success and investment;</li> <li>• Deliver a flexible and relevant workforce for the future;</li> <li>• Deliver and promote stable economic growth;</li> <li>• Enhance the city centre and its opportunities for business and leisure;</li> <li>• Provide the appropriate infrastructure for economic growth;</li> <li>• Support existing employment drivers;</li> <li>• Promote a low carbon economy..</li> </ul>	✓	✓	

n/a	5	Help deliver equality and access to all	<ul style="list-style-type: none"> <li>• Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>• Provide accessible services and facilities for the local population;</li> <li>• Provide affordable housing to meet demand;</li> <li>• Help reduce homelessness;</li> <li>• Promote the safety and security for people and/or property.</li> </ul>	✓	✓	
Air / Climatic factors	6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> <li>• Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>• Deliver transport infrastructure which supports sustainable travel options;</li> <li>• Promote sustainable forms of travel;</li> <li>• Improve congestion.</li> </ul>	✓	✓	✓
Climatic factors	7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> <li>• Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>• Plan or implement adaptation measures for the likely effects of climate change;</li> <li>• Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>• Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>• Adhere to the principles of the energy hierarchy;.</li> </ul>		✓	✓
Biodiversity /Flora / Fauna	8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> <li>• Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>• Protect and enhance locally important nature conservation sites (SINCs);</li> <li>• Create new areas or site of bio-diversity / geodiversity value;</li> <li>• Improve connectivity of green infrastructure and the natural environment;</li> <li>• Provide opportunities for people to access the natural environment.</li> </ul>			✓
Soil/ material assets	9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> <li>• Re-use previously developed land;</li> <li>• Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>• Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>• Protect or enhance allotments;</li> <li>• Safeguard mineral resources and encourage their efficient use.</li> </ul>			✓
Water	10	Improve water efficiency and quality	<ul style="list-style-type: none"> <li>• Conserve water resources and quality;</li> <li>• Improve the quality of rivers and groundwaters;</li> </ul>			✓

Material assets	11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste</li> <li>Promote and increase resource efficiency</li> </ul>			✓
Air / climatic factors / Human Health	12	Improve air quality	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality.</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>		✓	✓
Human Health/ climatic factors / Water	13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</li> </ul>		✓	✓
Cultural Heritage/ Landscape	14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> <li>Preserve or enhance the special character and setting of the historic city;</li> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper</li> </ul>	✓	✓	✓
Cultural heritage/ Landscape	15	Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value</li> <li>Protect or enhance geologically important sites;</li> <li>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</li> </ul>	✓	✓	✓



### Appraisal Scoring System

In order to comply with the SEA Directive in terms of assessing the impacts of the DPD against the SEA topics, the commentary and impact of each policy and site allocation will be attributed a symbol as below based upon the overall effect against the objective. When determining the significance of effects, consideration will be given to the characteristics of the effects and the sensitivity of the receptors involved. The character of the city and sustainability issues set out in Key Task A2 and A3 have also been taken into account when making this distinction.

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

In addition to this, the effects which have been recognised will also be documented for the following as per Annex II of the SEA Directive:

- Probability, duration, frequency and reversibility of the effects;
- The cumulative nature of the effects;
- The transboundary nature of the effects;
- The magnitude and spatial extent of the effects.

## Stage B: Testing of the Alternatives

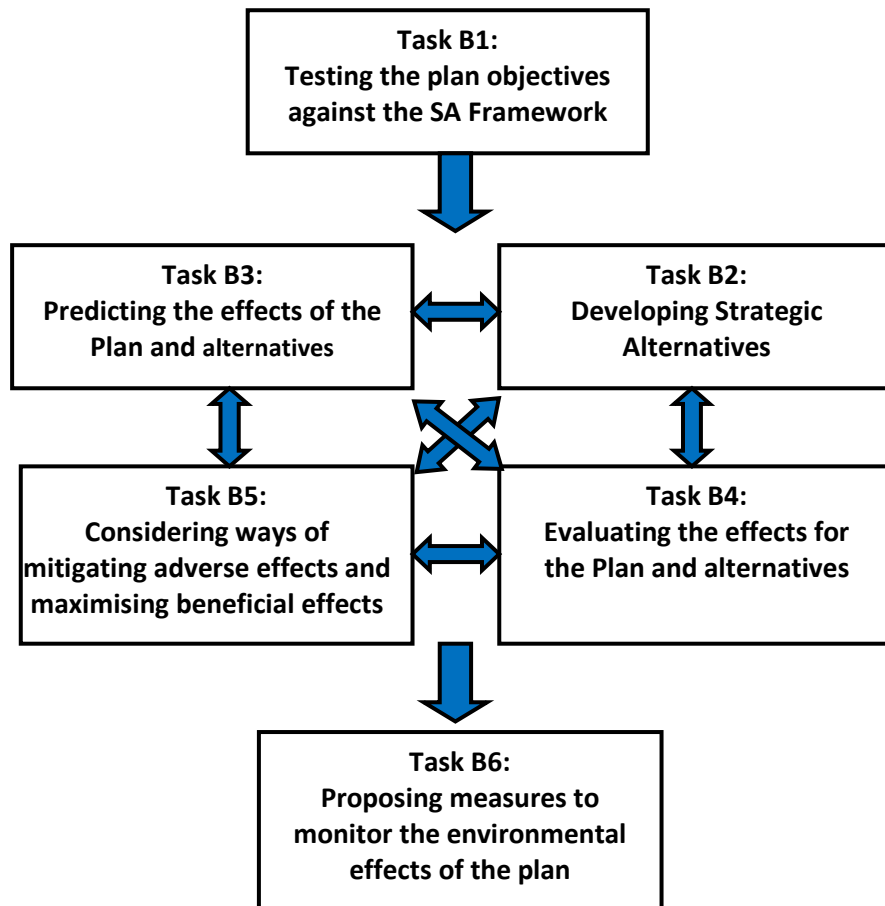
The testing of alternatives forms stage Stages B of the SA/SEA methodology set out in Figure 2. Figure 4 summarises the methodology and Figure 4 the interrelationships to consider for stage B.

**Figure 4: Developing and refining alternatives and assessing effects**

Stage B: Developing and refining alternatives and assessing effects	
<b>B1</b>	<b>Testing the plan objectives against the SA Framework (Annex I, (f))</b> This allows potential synergies and inconsistencies between the plan's objectives and the SA objectives to be identified.
<b>B2</b>	<b>Developing Strategic Alternatives (Annex I (f))</b> The purpose of this task is to help define and develop strategic options.
<b>B3</b>	<b>Predicting the effects of the Plan and alternatives (Article 5 (1); Annex I (f) and (h))</b> In task B2 distinct strategic alternatives will to be generated to show consideration of different policy approached. This task allows the alternatives to be assessed against the SA Framework to understand the sustainability implications of different approaches. This stage is iterative with task B2.
<b>B4</b>	<b>Evaluating the effects for the Plan and alternatives (Annex 1, (f) and (h); Annex II, (2))</b> The evaluation involves forming a judgement on whether or not the predicted effects will be significant. Criteria for this include considering the probability, duration, frequency and

	reversibility of the effects as well as their cumulative impacts. This stage may also refer back to indicators defined within Stage A of the SA methodology.
<b>B5</b>	<b>Considering ways of mitigating adverse effects and maximising beneficial effects (Annex I, (g))</b> The SA must identify measures to prevent, reduce or offset significant adverse effects of the Plan or policies. These are called ‘mitigation measures’ but also include pro-active avoidance of adverse effects and recommendations for improving beneficial effects.
<b>B6</b>	<b>Proposing measures to monitor the environmental effects of the plan (Article 10)</b> The plan must be monitored post-adoption to identify any unforeseen effects against those identified in the assessment and to enable appropriate remedial action to take place. Monitoring should be considered early in the preparation process and draw upon stage A of the methodology.

Figure 5: Summary of the interrelationships in Stage B:



## STAGE B: SUMMARY OF SUSTAINABILITY APPRAISAL OUTCOMES

### Local Plan Vision (Objectives) Compatibility Matrix

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

SA OBJECTIVES			LOCAL PLAN VISION (OBJECTIVES)					
			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>Deliver homes to meet the needs of the population in terms of quantity, quality;</li> <li>Promote improvements to the existing and future housing stock;</li> <li>Locate sites in areas of known housing need;</li> <li>Deliver community facilities for the needs of the population;</li> <li>Deliver pitches required for Gypsies and Travellers and Show people.</li> </ul>	0	0	++	I	I	I
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> <li>Avoid locating development where environmental circumstances could negatively impact on people's health;</li> <li>Improve access to open space / multi-functional open space;</li> <li>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling)</li> <li>Improves access to healthcare;</li> <li>Provides or promotes safety and security for residents;</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health.</li> </ul>	+	+	++	0	++	++
3	Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all;</li> <li>Support existing higher and further educational establishments for continued success;</li> <li>Provide good quality employment opportunities available to all.</li> </ul>	++	0	++	0	0	0
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment;</li> <li>Deliver a flexible and relevant workforce for the future;</li> <li>Deliver and promote stable economic growth;</li> <li>Enhance the city centre and its opportunities for business and leisure;</li> </ul>	++	++	+	I	I	I

SA OBJECTIVES			LOCAL PLAN VISION (OBJECTIVES)					
			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	economy.	<ul style="list-style-type: none"> <li>Provide the appropriate infrastructure for economic growth;</li> <li>Support existing employment drivers;</li> <li>Promote a low carbon economy.</li> </ul>						
5	Help deliver equality and access to all.	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city;</li> <li>Provide accessible services and facilities for the local population;</li> <li>Provide affordable housing to meet demand;</li> <li>Help reduce homelessness;</li> <li>Promote the safety and security for people and/or property.</li> </ul>	+	++	++	0	0	0
6	Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</li> <li>Deliver transport infrastructure which supports sustainable travel options;</li> <li>Promote sustainable forms of travel;</li> <li>Improve congestion.</li> </ul>	++	++	++	+	+	+
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources;</li> <li>Plan or implement adaptation measures for the likely effects of climate change;</li> <li>Provide and develop energy from renewable, low and zero carbon technologies;</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</li> <li>Adhere to the principles of the energy hierarchy.</li> </ul>	-	+	-	+	+	++
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</li> <li>Protect and enhance locally important nature conservation sites (SINCs);</li> <li>Create new areas or site of bio-diversity / geodiversity value;</li> <li>Improve connectivity of green infrastructure and the natural environment;</li> <li>Provide opportunities for people to access the natural environment.</li> </ul>	I	0	I	0	++	++
9	Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> <li>Re-use previously developed land;</li> <li>Prevent pollution contaminating the land and remediate any existing contamination;</li> <li>Safeguard soil quality, including the best and most versatile agricultural land;</li> <li>Protect or enhance allotments;</li> <li>Safeguard mineral resources and encourage their efficient use.</li> </ul>	I	0	I	I	++	++
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters.</li> </ul>	-	0	-	0	++	++
11	Reduce waste generation and increase level of reuse	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste;</li> <li>Promote and increase resource efficiency.</li> </ul>	-	0	-	0	0	++

SA OBJECTIVES		LOCAL PLAN VISION (OBJECTIVES)						
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection	
	and recycling.							
12	Improve air quality.	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities;</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality;</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</li> <li>Promote sustainable and integrated transport network to minimise the use of the car.</li> </ul>	I	++	I	0	0	++
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> <li>Reduce risk of flooding;</li> <li>Ensure development location and design does not negatively impact on flood risk;</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SuDs).</li> </ul>	I	0	I	0	++	++
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Preserve or enhance the special character and setting of the historic city;</li> <li>Promote or enhance local culture;</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting;</li> <li>Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.</li> </ul>	I	0	++	++	0	0
15	Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value</li> <li>Protect or enhance geologically important sites;</li> <li>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.</li> </ul>	I	0	I	++	++	++
<b>Conflicts</b>		<p>Where conflicts between the Local Plan objectives and the SA objectives have been identified this primarily relates to the need for growth on the one hand and the need to conserve resources on the other. For example, those Local Plan objectives that relate to job creation and building strong communities are likely to lead to increased resource use associated with new housing and economic development, which may be incompatible with SA objectives 7, 10 and 11.</p> <p>In some cases compatibility will depend on the implementation of the Local Plan objectives within the policies and proposals of the Plan itself. This particularly reflects uncertainties with respect to the location and form of new economic and housing development and the potential for both adverse and positive impacts on the built and natural environment associated with growth.</p>						
<b>Synergies</b>		<p>Those SA objectives that are particularly well supported by the Local Plan objectives include SA objective 2 (health) and SA objective 6 (transport) which reflects the emphasis of these Plan objectives on improving health, reducing the need to travel and enhancing transport infrastructure.</p> <p>Local Plan objectives relating to economic development, transport and building strong communities were identified as having a strong positive relationship with the socio-economic SA objectives (SA objectives 1, 2, 3, 4, 5 and 6) in particular whilst those Plan objectives relating to the protection and enhancement of the built and natural environment and resource use were considered to be compatible with those SA objectives covering environmental issues as well as health.</p>						
<b>Summary</b>		<p>Broadly, the Local Plan objectives are supportive of the SA objectives. No very incompatible objectives have been identified during the assessment and all of the SA objectives were considered to be very compatible with one or more of the Local Plan objectives.</p>						

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

**Policy Appraisal – Assessment of Alternatives and Preferred Approach**

Figure 6 shows the outcomes of the assessment of alternatives (Stage B) considered as part of the Local Plan process. Appendix 1 sets out the full appraisal matrices, including all of the alternative approaches tested.

Figure 6: Indicative Cumulative Impacts of the Preferred Approach		
	Key to the appraisal matrices	Likely effect on the SA Objective
	++	The option is likely to have a <b>very positive</b> impact
	+	The option is likely to have a <b>positive</b> impact
	0	<b>No significant effect / no clear link</b>
	?	<b>Uncertain</b> or <b>insufficient information</b> on which to determine impact
	-	The option is likely to have a <b>negative</b> impact
	--	The option is likely to have a <b>very negative</b> impact
	I	The option could have a positive or a negative impact depending on <b>how it is implemented</b>
NB:	Text in <b>BOLD</b> represents the preferred Approach	



Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Retail Centres – guide to development	2	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	
Retail Centres – protection	2	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	
Retail Centres - out-of-town retail	2	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	
Section 10: Housing Growth and Distribution																	
Housing Growth	2	++	-	+	+	+	+	-	-	-	-	-	-	-	0	-	-
Housing Supply Buffer	3	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0
Phasing and delivery	2	++	-	0	0	+	-	-	0	-	-	-	0	-	-	-	-
Housing Density Approach	2	+	+	0	0	+	+	0	0	0	0	0	0	0	0	+	+
Housing Density – City centre/city centre extension	3	?	?	0	0	?	?	0	+	0	0	0	0	0	0	?	?
Housing Density – York urban Area	3	?	?	0	0	?	?	0	I	0	0	0	0	0	0	?	?
Housing Density – Extensions to York urban area and new Settlement	3	?	?	0	0	?	?	0	I	0	0	0	0	0	0	?	?
Housing Density – Suburban Approach	3	?	?	0	0	?	?	0	I	0	0	0	0	0	0	?	?
Housing Density - Village/Rural area	3	?	?	0	0	?	?	0	-	0	0	0	0	0	0	?	?
Section 11: Aiding Choice in the Housing Market																	
Housing Mix	3	++	0	0	I	++	I	+	0	0	0	0	0	0	0	0	0
Housing Mix Targets	2	++	0	0	0	++	0	0	0	0	I	0	0	0	0	0	I
Gypsy, Traveller and Showpeople Allocations	2	++	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0
Sites for Gypsy, Traveller and Showpeople	2	+	++	0	0	I	+	0	0	0	0	0	0	0	++	0	+



Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Student Accommodation	3	+	0	+	+	+	++	+	+	0	0	0	0	0	0	0
Houses in Multiple Occupation	3	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Section 12: Affordable Housing																
Affordable Housing Target	4	++	+	0	++	+	0	0	0	0	0	0	0	0	0	0
Varying Affordable Housing Targets	2	++	0	0	+	++	0	0	0	?	0	0	0	0	0	0
Affordable Housing Requirements	3	?	0	0	?	+	0	0	0	0	0	0	0	0	0	0
Section 13: Community Facilities																
Required Contributions	1	++	++	0	++	++	I	0	0	0	0	0	0	0	0	0
Provision and Accessibility Generic Approach	2	+	I	0	++	+	+	I	0	0	0	0	0	0	0	0
Provision and Accessibility Specific Approach	3	++	+	0	++	+	+	I	0	0	0	0	0	0	0	0
Protection of Existing Community Facilities	3	++	+	0	+	++	0	0	0	0	0	0	0	0	0	0
Section 14: Education, Skills and Training																
Education Facilities	3	0	0	++	++	++	0	0	0	0	0	0	0	0	0	0
Education Accessibility	2	+	0	+	++	+	+	I	0	0	0	0	0	0	0	0
Provision of skills and training opportunities	2	0	0	++	+	0	0	0	0	0	0	0	0	0	0	0
Section 15: Universities																
Form and location of University development	3	0	0	++	+	0	++	0	0	0	0	0	0	0	0	+
Section 16: Design and the Historic																



Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Environmental protection Measures	2	0	++	0	?	0	0	++	0	++	0	0	++	0	+	0		
Section 22: Waste and Minerals																		
Waste and Minerals development	3	0	++	0	++	0	+	+	+	+	0	+	+	+	+	-	+	-
Section 23: Transport																		
Location, layout and accessibility	3	0	+	0	+	+	+	+	0	0	0	0	+	0	0	0		
Sustainable modes of transport	3	0	+	+	+	+	++	++	+	0	0	+	+	0	0	0		
Providing Transport capacity to accommodate growth	5	+	+	+	+	+	+	+	-	?	?	0	-	+	-	+		
Determining areas for development and associated transport needs	3	+	+	0	0	+	+	0	+	+	0	+	+	+	+	+		
Demand Management – car parking	2	0	0	0	0	0			0	0	0	0	0		0	0	0	
Demand Management – Travel planning	2	0	+	0	0	+	+	0	0	0	0	0	+	0	0	0		
Transport Infrastructure to mitigate local impacts of development	2	0	?	0	0	0	+	+	?	?	0	0	+	0	?	?		
Section 24: Communications Infrastructure																		
Communications Infrastructure	2	+	+	+	+	+	+		+	0	0	0		0	+	+		
Section 25: Infrastructure and Developer Contributions																		
Infrastructure	2		0	+	+	-	0		+	?	0	0	?	?		+	0	0
Developer Contributions	2	++		+		+	++		+	++	++		+	0	++	++	0	0

**Site Appraisal – Assessment of Preferred Sites**

Figure 7: Indicative Cumulative Impacts of the Preferred Strategic Sites																						
Key to the appraisal matrices				Likely effect on the SA Objective																		
++				The option is likely to have a <b>very positive</b> impact																		
+				The option is likely to have a <b>positive</b> impact																		
0				<b>No significant effect / no clear link</b>																		
?				<b>Uncertain or insufficient information</b> on which to determine impact																		
-				The option is likely to have a <b>negative</b> impact																		
--				The option is likely to have a <b>very negative</b> impact																		
				The option could have a positive or a negative impact depending on <b>how it is implemented</b>																		
Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15							
ST1: British Sugar	++			+	++			+	+	++		+			++							
ST2: Former sports ground at Millfield lane	++		?	+	++			+	++	0		+			+		+					
ST3: The Grainstores	++		+	?	+	++			+	++	++		+		?	+	+	+				
ST4: Land adj Hull Road Grimston Bar	++		+	?		+	++			+	++	--		+			+		-		-	
ST5: York Central	++	+		+	++	++	+	-		+	++	++		+		-		-				
ST6: Land East of Grimston Bar	+		+		+	-	+	-		+	+	--		+			+					
ST7: Land East of Metcalfe Lane	++		+		+		+	+			+	++	-		+							
ST8: Land North of Monks Cross	++		+		+	+		+	+	-		+	++	-		+			++	+		
ST9: Land North of Haxby	++		+		+	+		+	+	-		+	++	-		+			++	+		
ST10: Land at Moor lane Woodthorpe	++		+		+	+		+	+	-		+	--	-			+	+	-			
ST11: Land at New Lane, Huntington	++		+		+	+		+	+	-		+	+	+		+			+			

Figure 7: Indicative Cumulative Impacts of the Preferred Strategic Sites																				
Key to the appraisal matrices				Likely effect on the SA Objective																
++				The option is likely to have a <b>very positive</b> impact																
+				The option is likely to have a <b>positive</b> impact																
0				<b>No significant effect / no clear link</b>																
?				<b>Uncertain or insufficient information</b> on which to determine impact																
-				The option is likely to have a <b>negative</b> impact																
--				The option is likely to have a <b>very negative</b> impact																
				The option could have a positive or a negative impact depending on <b>how it is implemented</b>																
Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
ST12: Land at Manor Heath Road, Copmanthorpe	++			+		+	-		++	-	+		+		+	++		+		
ST13: Land at Moor Lane Copmanthorpe	++			+		+	-		++	-	+		+		++	++		+		
ST14: Land to the north of Clifton Moor	++			+	+	-	+		+	+	-		+			++				
ST15: Holme Hill	++			++	+	-	+		+				+						?	
ST16: Terry's Factory	Has existing planning permission.																			
ST17: Nestle South	++	+			+	-	++	+		+		+	+		+		+	++		
ST18: Monks Cross	0		+	++	+	+		+		+	-				+	++	+			
ST19: Northminster Business Park	0	0	+	++	0	-			+		++				+	++	+			
ST20: Castle Piccadilly	0		0	++	0	+			+		++					--				
ST21: Naburn Designer Outlet	0	0	0	+		-		-		+		++				++				
ST22: Germany Beck	Has existing planning permission																			
ST23: Derwenthorpe	Has existing planning permission																			
ST24: York College	Has existing planning permission																			